



RESERVE FUND STUDY
REPORT

Prepared for

***SIERRAS ON THE LAKE
CONDOMINIUM CORPORATION***

CONDOMINIUM PLAN No. 032 3690



April 2021
Final

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INTRODUCTION

Bigelow Reserve Fund Studies was commissioned on January 19, 2021 by KDM Management on behalf of the board of directors of Sierras on the Lake to prepare a Reserve Fund Study for Condominium Plan No. 032 3690. This condominium is located at 11260 - 153 Avenue in the city of Edmonton.

Site inspection was conducted on April 13, 2021 and all common property components were reviewed, determining quantity and condition.

The purpose of this study is to establish a reasonable annual contribution to the Reserve Fund to cover the costs of replacing common property as these costs occur. A variable inflation rate is used to project rising/decreasing construction costs and all costs are compounded annually.

Description of Property

Property Common Name:	Sierras on the Lake
Condominium Plan No:	032 3690
Property Address:	11260 - 153 Avenue Edmonton, AB
Type of Condominium:	Apartment
Number of Units:	120
Number of Buildings:	1
Age of Condominium:	Approximately 18 years old
Fiscal Year End:	April 30 th

Sierras on the Lake is an apartment style condominium with 120 units on 4 floors and one level underground parkade. Each unit has its own balcony/patio. The building has several amenities rooms, these include: 4 guest suites, work shop, craft room, library, office, party room, exercise room, 5 public washrooms, media/storage room & interior pool. The east side of the building has a large courtyard facing Beaumaris Lake. The underground parkade is accessed on the west side of the building. Parking spaces appear to be owned and have 1 – 2 unit factors. Visitor parking is located on the west side of the building. Landscaping consists of young trees, grass, shrubs, wood mulch beds, and rock beds.

CORPORATION RESPONSIBILITY

8. The Corporation shall:
- a. control, manage and administer the Common Property for the benefit of all the Owners and for the benefit of the entire Corporation;
 - b. do all things required of it by the Act, the Regulations and these Bylaws, and any other resolutions of the Corporation in force from time to time;
 - c. where practical, establish and maintain suitable lawns and gardens on the Common Property;
 - d. repair, maintain and replace, where reasonably necessary, pipes, wires, cables, ducts, conduits, sewers and other facilities for the furnishing of utilities required in the Parcel, or capable of being used in connection with the enjoyment of the Common Property or more than one Unit;
 - f. control, manage, administer, maintain and repair all chattels and other property whatsoever owned or leased by the Corporation;
 - h. maintain and keep in a state of good repair the Common Property, including but not limited to:
 - i. the elevators;
 - ii. common heating and ventilation systems;
 - iii. common area lighting systems;
 - iv. all outside surfaces of the Units, including, but not limited to, exterior walls, exterior of the roof and all roofing materials, eavestroughs and exterior drains, exterior beams and trim, Doors, Windows, glass, frames, seals, and sills attached to the exterior of the Unit;
 - v. all fencing, posts, driveways, roadways, curbs, sidewalks, parking areas and other common facilities on the Common Property, and all related appurtenances;
 - vi. all other outside hardware and accoutrements affecting the appearance, usability, value or safety of the Parcel or the Units;
 - vii. all utility services within, on, in, under or through the Common Property, including but not limited to electrical power, water, storm sewers, natural gas, telephone, television, fibre internet, cable systems, pipes and lines and all appurtenances related thereto;
 - viii. the structural components of a Building;
 - ix. all stairways, hallways, lobbies, recreation areas, parkade entrances, and building security systems which monitor the Common Property; and
 - x. all lobby and amenity room furnishings, and all fitness centre equipment and furnishings.

CONDOMINIUM PROPERTY ACT – LEGAL REQUIREMENT

- 38(1) Subject to the regulations, a corporation shall, from funds levied under section 39(1)(a) or under section 39.1, establish and maintain a reserve fund that is reasonably sufficient to provide for major repairs and replacement of the following, where the repair or replacement is of a nature that does not normally occur annually:
- (a) any real and personal property of the corporation;
 - (b) the common property;
 - (c) managed property.
- (1.01) Notwithstanding subsection (1), funds from the reserve fund may be used for
- (a) a reserve fund study and reserve fund report required by the regulations,
 - (b) any other report prepared by an expert examining the condition of the real and personal property of the corporation, the common property and managed property, and
 - (c) any other purpose provided for in the regulations.

FINANCIAL INFORMATION AND RECOMMENDATIONS

Current Replacement Cost of Common Property:	\$5,077,696.00
Annual Replacement Cost:	\$176,726.00
Recommended Safety Margin	\$177,000.00
Opening Fund Balance:	\$724,105.00
Current Annual Reserve Contribution:	\$84,500.00

A minimum fund balance or “Safety Margin” is recommended to offset unpredictable expenses, such as random sewer collapses and failure of components that can not be visually assessed.

Recommendation for Funding

Current:

The corporation is currently contributing \$84,500.00 per year to the Reserve Fund account. This averages approximately \$704.00 per unit annually (\$59.00 per month).

Funding Requirement:

It is recommended that the board increase the annual contribution to the Reserve Fund to \$125,000.00 starting in 2022 and increased annually by 4.2%. This averages approximately \$1,042.00 per unit annually (\$87.00 per month/unit).

This option maintains a balance in the Reserve Fund sufficient to cover the scheduled expenses, with the closing balance falling only slightly below the Safety Margin occasionally.

All condominium corporations should budget money in the operating account for annual maintenance and minor repair of common property components.

RECOMMENDATIONS

REQUIRING ATTENTION WITHIN THE NEXT 5 YEARS:

- 4.0 The building is clad with stucco and brick. Stucco should last the life of the building if maintained. Stucco is evidencing some deterioration. Funds are allocated to complete major repairs to the exterior finishes within the next year and every 4 years. Continuous repairs will ensure the stucco's longevity. Page 16
- 8.0 The laminate flooring in the party room was recently removed due to a pipe leak. This flooring should be replaced this year. The pool is painted. This paint is a waterproof coating. The pool should be painted again within the next 3 years. Page 24
- 9.0 All common rooms should be painted within 5 years. The 2nd floor rooms should be painted this year and the ceiling repaired in the party room. The hallway paint finishes are worn and cracking is evident throughout. Hallway walls and ceilings should be painted within the next 5 years. Stairwell walls & ceilings should be painted within the next 5 years. The pool area walls & ceilings should be painted at the same time as the hallways in 5 years. Page 27
- 11.0 Funds are allocated within the next 5 years to replace furniture, workshop tools, exercise equipment and appliances, computers & electronics. Complete replacement of all of these components will not be required at one time. Replace as needed. Page 30
- 15.0 Funds are allocated to replace fire alarm components such as alarms, smoke detectors, pull stations, etc as needed. Funds are also allocated to replace sprinkler heads as needed. Page 40
- 16.0 Funds are allocated to complete major repairs to the elevators within the next 5 years. Page 42
- 19.0 Replace hot water tanks over the next 3 – 6 years. Funds are allocated to repair/replace damaged domestic water & heat loop piping every 5 years. Replace as needed. Funds are also allocated to replace miscellaneous mechanical components (that are not listed separately in this report) as needed. Page 46
- 20.0 Replace 3 outside A/C units. Page 48
- 25.0 Funds are allocated to repair asphalt parking & roadways within the next 3 years and every 5 years thereafter. Page 55
- 28.0 Funds are allocated to repair/refurbish parkade surface every 5 years. Page 60
- 29.0 Funds are allocated to address landscaping concerns that are not of an annual nature. This includes: grade adjustments, tree removal, etc. Page 62
- 31.0 Complete the Reserve Fund Study every 5 years. Page 64

5 YEAR SCHEDULE

- | | |
|-------------|---|
| 2021 | <ul style="list-style-type: none">– Install laminate flooring in party room– Paint 2nd floor common rooms– Complete Reserve Fund Study |
| 2022 | <ul style="list-style-type: none">– Funds are allocated to repair exterior finishes |
| 2023 | <ul style="list-style-type: none">– Paint main floor common rooms– Paint hallway walls & ceilings– Paint the walls and ceilings in the pool area– |
| 2024 | <ul style="list-style-type: none">– Paint the interior of the pool– Replace one hot water tank– Funds are allocated to repair/patch asphalt roadways & parking– |
| 2025 | <ul style="list-style-type: none">– Funds are allocated to replace computers & electronics as needed |
| 2026 | <ul style="list-style-type: none">– Funds are allocated to repair exterior finishes– Paint stairwell walls & ceilings– Funds are allocated to replace washroom & miscellaneous plumbing fixtures as needed– Funds are allocated to replace some furniture every 8 years– Funds are allocated to replace some workshop tools, exercise equipment and appliances. Replace as needed– Funds are allocated to upgrade/replace fire alarm component as needed (alarms, smoke detectors, pull stations, etc)– Funds are allocated to replace sprinklers as needed– Funds are allocated to complete major repairs to elevators– Replace one hot water tank– Funds are allocated to replace/repair damaged domestic water & heat loop piping– Funds are allocated to replace/repair miscellaneous mechanical components that are not listed individually in this report– Replace 3 outside A/C units– Refurbish 400 sqft of parkade flooring– Funds are allocated to address landscaping concerns that are not of an annual nature– Complete Reserve Fund Study |

SCOPE OF WORK

This reserve fund study started with approval from the board and review of all documentation. This includes the condominium plan, bylaws, and financial records. Discussion and consultation with the board and/or property manager regarding common property history and concerns also occurred.

METHODOLOGY

Site inspection included measuring and counting all common property and determining the age and condition. Measurements on site are taken with both a laser measurer and a wheel. Photographs were taken to show the general condition of common property as well as any deficiencies found. Specific locations of common deficiencies are not provided in this report, however should a unique deficiency be observed, the location will be noted.

Costs and life cycles are based on industry standards and previous actual work of similar properties and speaking to relevant trades and suppliers.

INTEREST & INFLATION

Interest on funds is incorporated. Standard interest at the bank on a savings account ranges from 1% to 1.5%. For the purposes of this report 1.5% has been used. Construction inflation rate is determined by averaging the last 10 years. This amount has been calculated to 1.8%. This amount has not been added to the current or next year.

PARAMETERS

Annual inspections and repairs are considered operating expenses and are therefore not included in this study. Recommendations for annual maintenance may be included under each component to assist in maintaining the components condition and extending its lifespan. Repairs to these components may be required as the development ages, however incorporating these unforeseen costs into the study would result in higher contributions that may not be required.

Components located below grade, such as sewer systems and/or components concealed from view such as electrical, are not reviewed. Some funds are incorporated within this Study to help offset the costs of replacement to these components. A safety margin is also incorporated in all funding scenarios to help offset unpredictable expenses that may arise.

Should inspection of the development reveal conditions that are considered beyond the scope of work for the Reserve Fund Study recommendation for further investigation will be included. Expenses for further investigation will not be included in this report.

LEGAL DISCLAIMER

The inspections conducted in performance of this Study are cursory and are not to be considered a technical audit. Data generated by this report is not intended for third party use. Sharon Bigelow and Bigelow Reserve Fund Studies accepts no responsibility for damages, if any, suffered by a third party, as a result of actions taken, or decisions made, on the basis of this Report.

COMPONENT DESCRIPTION & CONDITION

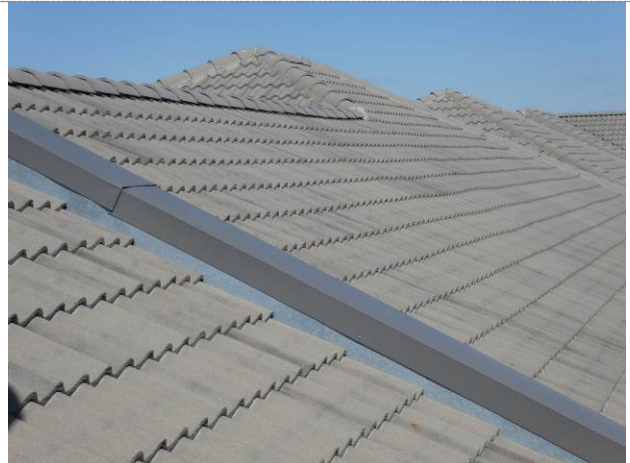
1.0 ROOFING – CONCRETE TILE

<u>Current Replacement Cost:</u>		<u>Expected Life:</u>	<u>Apparent Age</u>	<u>Remaining Life:</u>
Batten & Underlayment - 1/3	\$267,750	45	18	27
Batten & Underlayment - 1/3	\$267,750	45	17	28
Batten & Underlayment - 1/3	\$267,750	45	16	29
Major Repair	\$26,775	6	0	6

Observations

- Roof consists of concrete tiles over a membrane. Concrete tiles generally are a life item and could last indefinitely. However, the membrane under the tiles will wear and weather over time. The roof system appears to be in good condition with no anomalies noted.
- There is a small section of SBS roofing under the mechanical unit. This roofing is also in good condition.

Pictures



Concrete roof tiles



Concrete tiles



SBS roofing under mechanical

Roofing - continued		
Recommendations for Replacement and/or Maintenance		
– Funds are allocated every 6 years to complete major repairs to the roofing. This includes replacing the SBS membrane under the mechanical when required.		
Projection		
<i>Year Replacement Required:</i>		<i>Cost of Replacement with Inflation:</i>
Batten & Underlayment - 1/3	2048	\$425,767
Batten & Underlayment - 1/3	2049	\$433,431
Batten & Underlayment - 1/3	2050	\$441,232
Major Repair	2027	\$29,273

2.0 EAVESTROUGHS & DOWNSPOUTS

<u>Current Replacement Cost:</u>	<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
\$45,675	30	18	12

Observations

- Eavestroughs are securely fastened to fascia with ferrules (nails).
- Eavestroughs had only minor dust debris.
- The majority of the downspouts terminate onto the landscaping. A few downspouts terminate into drains.
- Eavestroughs and downspouts are in fair condition.

Pictures



Eavestroughs



Typical downspout termination



Eavestrough/downspout connection

Recommendations for Replacement and/or Maintenance

- Eavestroughs and downspouts should be cleaned occasionally, cleaning should include minor repair.

Projection

<i>Year Replacement Required:</i>	<i>Cost of Replacement with Inflation:</i>
2033	\$55,578

3.0 FASCIA & SOFFIT

<u>Current Replacement Cost:</u>		<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
Fascia	\$8,978	40	17	23
Soffit	\$84,368	40	17	23

Observations

- Fascia is prefinished metal and is installed at all roof terminations. Fascia is in good condition.
- Soffit is prefinished vented metal and is installed at all roof overhangs and below balconies. Vented soffit allows air into the attic space. Soffit is in good condition.

Pictures



Soffit at roof overhang



Soffit under balcony



Soffit at roof overhang



Fascia and soffit

Fascia & Soffit – continued		
Recommendations for Replacement and/or Maintenance		
– Repair damaged fascia on east building immediately.		
Projection		
<i>Year Replacement Required:</i>		<i>Cost of Replacement with Inflation:</i>
Fascia	2044	\$13,292
Soffit	2044	\$124,918

4.0 EXTERIOR FINISHES

<u>Current Replacement Cost:</u>		<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
Brick Refurb	\$28,638	30	18	12
Stucco Refurb	\$183,026	40	17	23
Major Repair	\$25,200	4	3	1

Observations

- The building is clad with stucco and brick.
- Stucco and brick are in fair condition with a few areas of premature deterioration.
 - Balcony fascia
 - Interior corners
- Complete replacement should not be required if maintenance is completed regularly.

Pictures



Stucco on exterior of building



Stained stucco on balcony fascia – indicative of poor water drainage

Exterior Finishes – continued



Damaged stucco at interior corner



Typical brick finish



Stained stucco on balcony fascia – indicative of poor water drainage



Recommendations for Replacement and/or Maintenance

- Funds are allocated every 4 years to complete major repairs to stucco and brick. Repairs should be completed within the next year. Continuous patching and repairing will ensure the life of the stucco.
- Funds are allocated in 40 years to refurbish the stucco. Refurbishment would include further patching, cleaning and applying a thin fog coat over the existing stucco. It is not recommended that stucco be painted.

Projection

<i>Year Replacement Required:</i>		<i>Cost of Replacement with Inflation:</i>
Brick Refurb	2033	\$34,847
Stucco Refurb	2044	\$270,997
Major Repair	2022	\$25,200

5.0 WINDOWS

<u>Current Replacement Cost:</u>		<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
50%	\$257,040	35	18	17
50%	\$257,040	35	17	18

Observations

- All windows are in fair condition.
- No evidence of premature deterioration was noted.

Pictures



Typical windows



Typical window



Interior view of window

Windows – continued



Interior view of windows

Recommendations for Replacement and/or Maintenance

- Regular maintenance of windows includes replacement of failed weather stripping/sealant and damaged hardware. Window sills and tracks should be cleaned on a regular basis to ensure proper drainage. Repair as necessary.

Projection

<i>Year Replacement Required:</i>		<i>Cost of Replacement with Inflation:</i>
50%	2038	\$341,952
50%	2039	\$348,107

6.0 DOORS

<u>Current Replacement Cost:</u>		<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
Balcony	\$107,100	40	18	22
Building	\$12,600	40	18	22
Interior	\$118,125	60	18	42

Observations

- There are 2 double glass and metal front entrance doors and 4 single glass and metal doors accessing the building.
- Each unit has one balcony door.
- Interior door include: unit, stairwell, hallway and amenities rooms.
- All doors are in good condition.

Pictures



Balcony door



Side entrance door



Main entrance doors



Side entrance door

Doors – continued



Hallway doors



Unit doors

Recommendations for Replacement and/or Maintenance

- Regular maintenance of doors includes replacement of failed weather stripping/sealant and damaged hardware. Repair as necessary.

Projection

<i>Year Replacement Required:</i>		<i>Cost of Replacement with Inflation:</i>
Balcony	2043	\$155,773
Building	2043	\$18,326
Interior	30+	30+

7.0 BALCONIES

<u>Current Replacement Cost:</u>		<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
Membrane	\$247,800	25	18	7
Railings	\$44,100	50	18	32

Observations

- Balconies are covered with a PVC membrane. This membrane is original. Railings are glass and metal. Membrane is also installed on the main floor patios over the concrete base.
- Recent repairs were completed on the membranes. Patching was completed and a metal clamping bar installed at the drip edge.
- Balcony membranes are in fair condition.

Pictures



Typical balcony



Membrane patches



Typical balcony membrane

Balconies – continued



Balcony membrane



Clamping bar installed at drip edge



Balcony/patio railings

Recommendations for Replacement and/or Maintenance

- Although patching and repairs were recently completed, membranes will require replacement within the next 7 years.
- Railings can be reusable.

Projection

Year Replacement Required:		Cost of Replacement with Inflation:
Membrane	2028	\$275,796
Railings	30+	NA

8.0 INTERIOR FLOORING FINISHES

<u>Current Replacement Cost:</u>		<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
Carpet - Common Rms	\$36,036	25	18	7
Carpet - Guest Suites	\$7,896	25	18	7
Carpet - Hallways	\$121,800	25	18	7
Carpet - Stairwells	\$13,860	25	18	7
Laminate	\$4,427	20	20	0
Linoleum	\$5,586	30	18	12
Tile - Lobby	\$29,925	40	18	22
Tile - Pool	\$35,385	40	18	22
Tile - Pool - Refurb	\$5,308	10	4	6
Pool - Paint	\$4,279	10	7	3

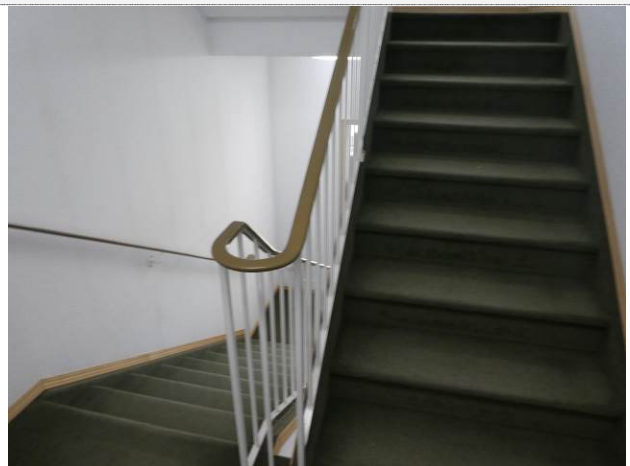
Observations

- Carpet is installed in the hallways, stairwells and amenities rooms. Carpet is original and in fair condition.
- Laminate was installed in the party room. Laminate has been removed due to a water issue that has been repaired.
- Linoleum is installed in the washrooms, kitchen areas and garbage rooms. Linoleum is also original and in fair condition.
- Tile is installed in the pool area, front lobby and entrance. Tile is in good condition.
- The pool has a painted finish. This finish is in fair condition.

Pictures



Hallway carpet



Stairwell carpet

Interior Flooring Finishes – continued



Hallway carpet with patch



Lifting seam in carpet



Carpet in amenities room



Area of flooring where laminate is supposed to be installed



Linoleum in washroom



Pool finish and surrounding tile

Interior Flooring Finishes – continued



Pool tile



Tile at front entrance

Recommendations for Replacement and/or Maintenance

- Follow manufacturer's recommendations for care and cleaning of all flooring finishes.
- Pool should be painted within the next 3 years.
- Laminate should be installed on dance floor this year.
- Funds are allocated every 10 years to repair pool tile.

Projection

<i>Year Replacement Required:</i>		<i>Cost of Replacement with Inflation:</i>
Carpet - Common Rms	2028	\$40,107
Carpet - Guest Suites	2028	\$8,788
Carpet - Hallways	2028	\$135,561
Carpet - Stairwells	2028	\$15,426
Laminate	2021	\$4,427
Linoleum	2033	\$6,797
Tile - Lobby	2043	\$43,525
Tile - Pool	2043	\$51,466
Tile - Pool - Refurb	2027	\$5,803
Pool - Paint	2024	\$4,434

9.0 INTERIOR PAINT FINISHES

<u>Current Replacement Cost:</u>		<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
Main Floor Common Rooms	\$2,804	20	15	5
2nd Floor Common Rooms	\$8,678	20	20	0
Guest Suites	\$4,736	20	12	8
Washrooms/Kitchen	\$3,035	20	12	8
Hallways	\$59,619	20	15	5
Stairwells	\$8,988	20	15	5
Pool	\$2,830	20	15	5

Observations

- Paint finishes include walls & ceilings. Some settlement cracking and wear were noted.
- The ceiling has been removed in the party room to repair a pipe leak.

Pictures



Stairwell paint finish



Hallway wall paint finish

Interior Paint Finishes – continued



Cracking in ceiling finish



Cracking in wall finish



Missing ceiling in party room



Ceiling in lobby


Recommendations for Replacement and/or Maintenance

- Repair ceiling in party room this year.
- All walls & ceilings in the hallways, main floor common rooms & pool should be painted within the next 5 – 8 years.

Projection

Year Replacement Required:		Cost of Replacement with Inflation:
Main Floor Common Rooms	2026	\$3,011
2nd Floor Common Rooms	2021	\$8,678
Guest Suites	2029	\$5,365
Washrooms/Kitchen	2029	\$3,438
Hallways	2026	\$64,029
Stairwells	2026	\$9,653
Pool	2026	\$3,039

10.0 MAILBOXES

<u>Current Replacement Cost:</u>	<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>		
\$18,900	35	18	17		
Observations					
– Mailboxes are in good condition. No damage was noted.					
Pictures					
		Unit mailboxes			
Recommendations for Replacement and/or Maintenance					
– Repair damage to hinges and locks as they occur.					
Projection					
<i>Year Replacement Required:</i>	<i>Cost of Replacement with Inflation:</i>				
2038	\$25,144				

11.0 CHATTELS & MISC

<u>Current Replacement Cost:</u>		<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
Washroom & Misc Plumbing Fixtures	\$5,250	8	1	7
Common Rooms Furniture	\$5,250	10	5	5
Exterior Patio Furniture	\$4,200	8	2	6
Guest Suite Furniture	\$6,300	10	4	6
Workshop Tools	\$2,310	5	0	5
Exercise Equipment	\$5,775	5	0	5
Appliances	\$2,100	10	5	5
Cabinetry	\$6,615	35	18	17
Computer & Electronics	\$6,300	5	1	4

Observations

- There are 5 public washrooms which have the following plumbing fixtures:
 - 5 toilets, 5 sinks, & 2 shower stalls
- Misc plumbing fixtures include: sink in kitchen, library & office.
- There are 4 guest rooms, plumbing fixtures include in each:
 - Toilet, sink, and tub/shower combination
- Common room furniture consists of: tables & chairs, sofas, arm chairs, side tables, book shelves, desks, pool tables, etc.
- Exterior patio furniture consists of tables & chairs. This furniture is in good condition.
- All guest suites are the same and consist of: bed, 2 night stands, 2 arm chairs, and side table.
- Work shop tools are common property. Tools include:
 - Delta jointer/planer
 - Ryobi sander
 - Bench grinder
 - Ryobi band saw
 - Ryobi drill press
 - Ryobi chop saw
 - Table saw
- Exercise equipment consists of:
 - Sports RT Treadmill
 - Life Fitness Treadmill
 - Vitamaster Treadmill

Chattels & Misc – continued

- Weight Machine
- Life Fitness Stationary Bike
- Misc Free Weights
- Appliances and cabinetry are installed in the kitchen, washrooms, library & office.
- Appliances consist of: stove, microwave, dishwasher, refrigerator, small bar size fridge & misc small appliances. Refrigerator in kitchen was recently replaced. All other appliances appear to be in good condition.
- Computers and electronics include:
 - Office computer, laptop and printer
 - Library computer & printer
 - Televisions in guest suites
 - Television in exercise room
- All chattels (furniture, plumbing fixtures, electronics, tools, exercise equipment, etc) are in fair condition. Complete replacement will not be required at one time.

Pictures



Pool tables



Furniture



Plumbing fixtures

Chattels & Misc – continued



Furniture



Furniture in library



Furniture



Elliptical and stationary bike



Weight machine



Television

Chattels & Misc – continued



Furniture in lobby



Patio furniture



Tools in workshop



Recommendations for Replacement and/or Maintenance

- Funds are allocated every 5 – 10 years to complete replacement of components as needed. Full-scale replacement should not be required.

Projection

Year Replacement Required:		Cost of Replacement with Inflation:
Washroom & Misc Plumbing Fixtures	2028	\$5,843
Common Rooms Furniture	2026	\$5,638
Exterior Patio Furniture	2027	\$4,592
Guest Suite Furniture	2027	\$6,888
Workshop Tools	2026	\$2,481
Exercise Equipment	2026	\$6,202
Appliances	2026	\$2,255
Cabinetry	2038	\$8,800
Computer & Electronics	2025	\$6,646

12.0 LIGHTING

<u>Current Replacement Cost:</u>		<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
Interior	\$91,035	30	5	25
Specialty	\$3,150	30	18	12
Emergency	\$12,469	30	18	12
Exit	\$13,781	30	18	12
Parkade	\$29,925	30	5	25
Exterior Unit	\$18,900	30	18	12
Exterior Building	\$6,300	30	5	25

Observations

- All lighting is in fair to good condition.

Pictures



Exit signage



Emergency lighting



Stairwell lighting



Specialty lighting

Lighting – continued



Hallway interior lighting



Pool lighting



Parkade lighting



Exterior unit lighting



Exterior building lighting

Lighting – continued		
Recommendations for Replacement and/or Maintenance		
– Replace lighting as necessary.		
Projection		
<i>Year Replacement Required:</i>		<i>Cost of Replacement with Inflation:</i>
Interior	2046	\$139,687
Specialty	2033	\$3,833
Emergency	2033	\$15,172
Exit	2033	\$16,769
Parkade	2046	\$45,918
Exterior Unit	2033	\$22,998
Exterior Building	2046	\$9,667

13.0 ELECTRICAL DISTRIBUTION

<u>Current Replacement Cost:</u>	<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
\$184,275	50	18	32

Observations

- Electrical distribution for the building is in good condition.

Pictures



Breaker box per hallway



Electrical distribution



Transformers



Recommendations for Replacement and/or Maintenance

- Electrical components should be included in a regular maintenance schedule.

Projection

<i>Year Replacement Required:</i>	<i>Cost of Replacement with Inflation:</i>
30+	NA

14.0 INTERCOM & SECURITY SYSTEMS

<u>Current Replacement Cost:</u>		<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
Intercom System	\$5,040	25	0	25
Access System	\$6,563	25	18	7
Security Camera System	\$5,250	10	4	6

Observations

- Intercom panel is located at the front entrance. This panel was replaced recently and is in good condition.
- A fob proximity system is installed for access. This system is in fair condition.
- Security camera system is in fair condition. Cameras are located throughout the interior of the building, exterior and parkade.

Pictures



New intercom panel



Security camera



Security camera



Fob proximity reader

Intercom & Security Systems – continued		
Recommendations for Replacement and/or Maintenance		
– Funds are allocated every 10 years to upgrade the security camera system. Upgrade as necessary.		
Projection		
<i>Year Replacement Required:</i>		<i>Cost of Replacement with Inflation:</i>
Intercom System	2046	\$7,734
Access System	2028	\$7,304
Security Camera System	2027	\$5,740

15.0 FIRE ALARM SYSTEM

<u>Current Replacement Cost:</u>		<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
Panel	\$18,900	40	0	40
Component Allowance	\$6,300	5	0	5
Sprinkler Allowance	\$5,775	5	0	5
Mechanical	\$21,000	40	18	22

Observations

- Fire alarm system consists of extinguishers, sprinkler heads, smoke detectors, pull stations, and alarms throughout the building.
- EST fire alarm panel is installed at the front entrance. This panel is new.
- Fire alarm system appears to be in good condition.

Pictures



Sprinkler head in hallway



Smoke detector in hallway



Fire extinguisher



Pull station

Fire Alarm System – continued



EST fire alarm panel

Recommendations for Replacement and/or Maintenance

- Fire alarm drills should be completed annually.
- Regular inspections and testing should be completed by a qualified technician annually.
- Complete replacement of the entire fire alarm system all at one time should not be required. Funds are allocated to replace/upgrade fire alarm components every 5 years, replace as needed.
- Funds are allocated every 5 years to upgrade/repair sprinklers as needed.
- The flapper valve on the fire sprinkler system will require replacement every 30 years.

Projection

<i>Year Replacement Required:</i>		<i>Cost of Replacement with Inflation:</i>
Panel	30+	NA
Component Allowance	2026	\$6,766
Sprinkler Allowance	2026	\$6,202
Mechanical	2043	\$30,544

16.0 ELEVATORS

<u>Current Replacement Cost:</u>		<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
Modernization #1	\$131,250	40	19	21
Modernization #2	\$131,250	40	18	22
Modernization #3	\$131,250	40	17	23
Major Repair	\$25,830	20	15	5

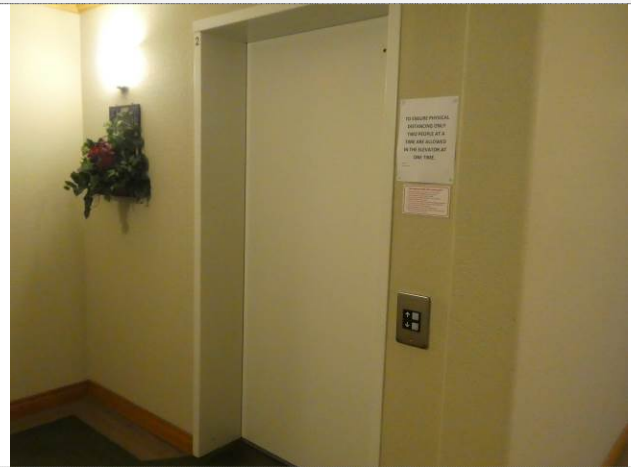
Observations

- There are 3 Otis elevators servicing the building. Each elevator travels 4 residential floors and the parkade. Elevator systems appear to be in fair condition.

Pictures



Elevator hydraulics



Elevator

Recommendations for Replacement and/or Maintenance

- Funds are allocated within the next 5 years to complete major repairs to the elevators. Continuous repairs and maintenance will ensure that elevators reach their expected life.

Projection

<i>Year Replacement Required:</i>		<i>Cost of Replacement with Inflation:</i>
Modernization #1	2042	\$187,523
Modernization #2	2043	\$190,899
Modernization #3	2044	\$194,335
Major Repair	2026	\$27,741

17.0 POOL MECHANICAL

<u>Current Replacement Cost:</u>		<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
Filters	\$2,100	25	17	8
Pumps	\$2,100	25	17	8
Water Chemistry Controller	\$1,575	15	5	10
Peristaltic Pumps	\$2,520	25	18	7
Chlorine Generator	\$1,890	30	18	12

Observations

- The building has an indoor pool.
- Mechanical components for the pool include: 2 Tagelus Filters, 2 pumps, 3 Peristaltic pumps, water chemistry controller & chlorine generator.
- All pool mechanical components appear to be in good condition.

Pictures



Lectranator Pool Pilot – Chlorine generator



Peristaltic pump



Filter & pumps

Pool Mechanical– continued



Water chemistry controller

Recommendations for Replacement and/or Maintenance

- Continuous maintenance is recommended.


Projection

<i>Year Replacement Required:</i>		<i>Cost of Replacement with Inflation:</i>
Filters	2029	\$2,379
Pumps	2029	\$2,379
Water Chemistry Controller	2031	\$1,849
Peristaltic Pumps	2028	\$2,805
Chlorine Generator	2033	\$2,300

18.0 BOILERS

<u>Current Replacement Cost:</u>		<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
#1	\$18,900	40	18	22
#2	\$18,900	40	17	23

Observations
<ul style="list-style-type: none">– The building is serviced by 2 RBI boilers.– Boilers appear to be functioning properly and are in good condition.

Pictures
<div></div> <div>RBI boilers M: 33HB24002E0SSSS S: 080228996 & 080228995</div>

Recommendations for Replacement and/or Maintenance
<ul style="list-style-type: none">– Regular maintenance and inspection is required.

Projection		
<i>Year Replacement Required:</i>	<i>Cost of Replacement with Inflation:</i>	
#1	2043	\$27,489
#2	2044	\$27,984

19.0 MECHANICAL – TANKS, PIPES & PUMPS

<u>Current Replacement Cost:</u>		<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
Expansion Tanks	\$3,780	40	18	22
Hot Water Tank #1	\$9,450	12	6	6
Hot Water Tank #2	\$9,450	12	9	3
Hot Water Tank #3	\$9,450	12	7	5
Misc Controllers	\$5,250	10	2	8
Domestic Water & Heat Loop Piping	\$10,500	5	0	5
Misc Mechanical Components	\$8,400	5	0	5
Thermostats & Zone Valve Allowance	\$14,700	10	0	10

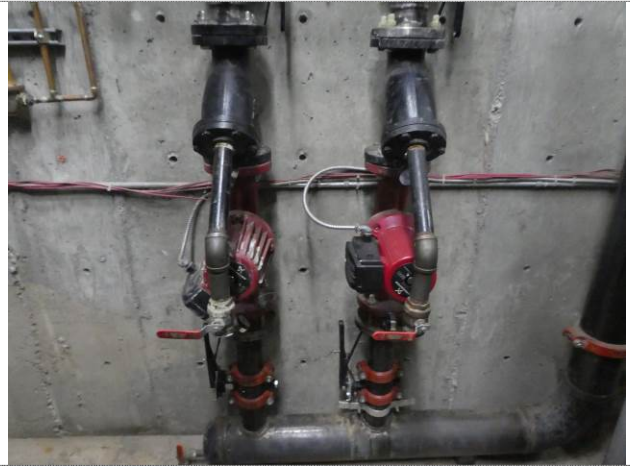
Observations

- The building is serviced by 3 hot water tanks.
- All mechanical components are in fair condition.

Pictures



A.O. Smith hot water heaters/tanks - 100 gal
M: BTRC400A118
S: 1527M00217, 1220M001330 &
1408M001824



Pumps

Mechanical – Water – continued



Pump controls

Recommendations for Replacement and/or Maintenance

- Regular maintenance and inspection is required.
- Hot water tanks should be replaced within the next 3 – 6 years.
- Money has been budgeted for the entire property to replace damaged sections of both the heat loop and domestic water piping as required. Complete replacement of both systems should not be required.
- Funds have been allocated to replace 20 thermostats and zone valves every 10 years – replace as necessary.
- Funds are allocated every 5 years to replace/repair miscellaneous mechanical components that are not listed individually in this report. These are generally mechanical components costing less than \$1,000.00 to replace.

Projection

<i>Year Replacement Required:</i>		<i>Cost of Replacement with Inflation:</i>
Expansion Tanks	2043	\$5,498
Hot Water Tank #1	2027	\$10,332
Hot Water Tank #2	2024	\$9,793
Hot Water Tank #3	2026	\$10,149
Misc Controllers	2029	\$5,948
Domestic Water & Heat Loop Piping	2026	\$11,277
Misc Mechanical Components	2026	\$9,021
Thermostats & Zone Valve Allowance	2031	\$17,260

20.0 MECHANICAL - AIR

<u>Current Replacement Cost:</u>		<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
Furnaces	\$25,200	40	18	22
Makeup Air Unit - Pool	\$26,250	40	18	22
Makeup Air Unit - Hallway	\$26,250	40	18	22
A/C Unit - Roof	\$6,300	30	18	12
A/C Units - Outside	\$7,875	5	0	5

Observations

- There are 2 Eng A furnaces located in the parkade. These furnaces assist the hallway makeup air system.
- The hallway makeup air unit is located in the attic.
- The pool makeup air unit is located in the boiler room.
- There is a large Carrier A/C unit installed on the roof. There are several smaller A/C units located outside.
- All makeup air systems are in fair to good condition.

Pictures



Engineered Air
M: XE320HB



Hallway makeup air unit - Ice
M: UPB 12-800 AGR
S:27945A0209

Mechanical – Air – continued



Rooftop A/C unit - Carrier
M: 38AK5014 - 120
S:4902F92298



Pool makeup air unit - Ice
M: UPB 11-300 AGR
S: 2794500209



Exterior A/C units

Recommendations for Replacement and/or Maintenance

- Regular maintenance and inspection is required.
- Funds are allocated to replace 3 exterior A/C units every 5 years. Replace as needed.

Projection

Year Replacement Required:		Cost of Replacement with Inflation:
Furnaces	2043	\$36,653
Makeup Air Unit - Pool	2043	\$38,180
Makeup Air Unit - Hallway	2043	\$38,180
A/C Unit - Roof	2033	\$7,666
A/C Units - Outside	2026	\$8,457

21.0 PARKADE MAKEUP AIR

<u>Current Replacement Cost:</u>		<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
Makeup Air	\$26,250	40	18	22
Exhaust Fans	\$10,500	40	18	22
Fan Coil Heaters	\$5,460	35	18	17
CO2 Gas Detector System	\$5,460	25	4	21

Observations

- Parkade makeup air consists of an Ice system, exhaust fans and fan coil heaters.
- The parkade also has a CO2 gas detection system. The sensors have been replaced recently.
- All parkade makeup air systems appear to be in good condition.

Pictures



Exhaust fan



Ice makeup air unit
M: BMA136XDA
S: 27945B0209



Heater



CO2 sensor

Parkade Makeup Air – continued		
Recommendations for Replacement and/or Maintenance		
– Regular maintenance and inspection is required.		
Projection		
<i>Year Replacement Required:</i>		<i>Cost of Replacement with Inflation:</i>
Makeup Air	2043	\$38,180
Exhaust Fans	2043	\$15,272
Fan Coil Heaters	2038	\$7,264
CO2 Gas Detector System	2042	\$7,801

22.0 PARKADE OVERHEAD DOORS

<u>Current Replacement Cost:</u>		<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
Motors	\$6,300	20	3	17
Door #1	\$2,625	15	3	12
Door #2	\$2,625	15	3	12

Observations

- There are two overhead parkade doors. One for entrance and one for exit.
- Both doors and motors have been recently replaced and appear to be in good condition.

Pictures



Parkade doors



Motor for parkade door

Recommendations for Replacement and/or Maintenance

- Regular maintenance and inspection is required.

Projection

<i>Year Replacement Required:</i>		<i>Cost of Replacement with Inflation:</i>
Motors	2038	\$8,381
Door #1	2033	\$3,194
Door #2	2033	\$3,194

23.0 PARKADE RAMP

<u>Current Replacement Cost:</u>		<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
Glycol Heat Loop System	\$21,000	35	18	17
Mechanical Components	\$2,625	10	4	6
Ramp	\$50,547	35	18	17

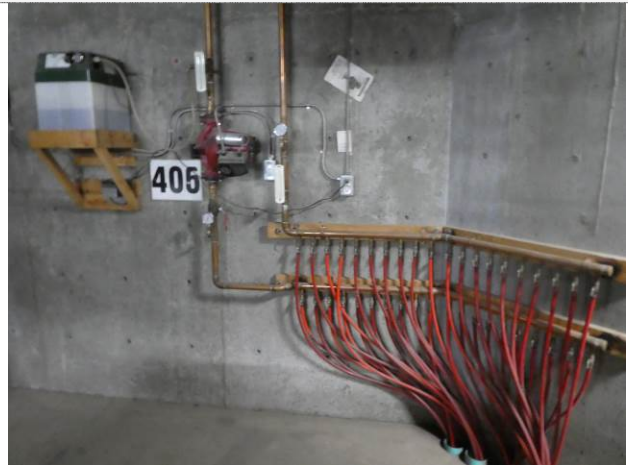
Observations

- Underground piping is installed under the parkade ramp. Hot water/glycol is pumped through these pipes to ensure that the ramp does not freeze up in the winter months. System appears to be in good condition.
- Concrete parkade ramp also appears to be in fair to good condition.

Pictures



Parkade ramp



Heat loop system for ramp

Recommendations for Replacement and/or Maintenance

- Regular maintenance and inspection is required.
- Funds are allocated every 10 years to replace visible mechanical components of the heat loop system.

Projection

<i>Year Replacement Required:</i>		<i>Cost of Replacement with Inflation:</i>
Glycol Heat Loop System	2038	\$27,937
Mechanical Components	2027	\$2,870
Ramp	2038	\$67,245

24.0 WALKWAYS

<u>Current Replacement Cost:</u>	<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
\$54,096	35	20	15

Observations

- Concrete walkways are in fair condition.
- Some minor deterioration was noted. Previous patch was noted.

Pictures



Concrete walkway



Patched walkway



Concrete at front entrance

Recommendations for Replacement and/or Maintenance

- Monitor concrete. Repair is cracking or heaving become a tripping hazard.
- It is not recommended that salt based ice melt products be used. These products will cause premature deterioration of the concrete finish.

Projection

<i>Year Replacement Required:</i>	<i>Cost of Replacement with Inflation:</i>
2036	\$69,444

25.0 PARKING & ROADWAYS

<u>Current Replacement Cost:</u>		<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
Curbs	\$10,689	50	18	32
Parking & Roadways	\$94,133	25	18	7
Major Repair	\$10,500	5	2	3

Observations

- An asphalt roadway with visitor parking is installed on the west side of the building.
- Asphalt is original and evidencing some deterioration and wear.
- Poured concrete curbing is installed around the perimeter of the asphalt. Curbing is in good condition.

Pictures



Asphalt in front of building



Curb



Handicap parking area



Roadway in front of building

Parking & Roadways – continued		
Recommendations for Replacement and/or Maintenance		
<ul style="list-style-type: none"> – Funds are allocated every 5 years to patch and repair asphalt surfaces. Repairs to damaged/deteriorated areas should be completed within the next 3 years. – Complete resurfacing should be done within the next 7 years. 		
Projection		
Year Replacement Required:		Cost of Replacement with Inflation:
Curbs	30+	NA
Parking & Roadways	2028	\$104,767
Major Repair	2024	\$10,881

26.0 EXTERIOR ELECTRICAL

<u>Current Replacement Cost:</u>		<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
Exterior Site Lighting	\$2,625	40	18	22
Vehicle Outlets	\$2,100	30	18	12
Underground Electrical Lines	\$12,600	50	18	32

Observations

- There are 8 vehicle outlets installed in the landscaping adjacent to the parking area. These outlets are installed on pedestals. Outlets are original and appear to be in good condition.
- There is one exterior light standard in the parking area.
- Underground electrical lines run to each vehicle outlet and site light. These lines can not be inspected for this report.

Pictures



Vehicle outlet



Site lighting

Recommendations for Replacement and/or Maintenance

- Regular maintenance is recommended.

Projection

<i>Year Replacement Required:</i>		<i>Cost of Replacement with Inflation:</i>
Exterior Site Lighting	2043	\$3,818
Vehicle Outlets	2033	\$2,555
Underground Electrical Lines	30+	NA

27.0 FENCING

<u>Current Replacement Cost:</u>		<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
Railings	\$21,105	35	18	17
Brick Pillars - Refurb	\$4,515	30	18	12
Retaining Wall Refurb	\$5,355	15	9	6
Chain Link Fence	\$3,308	40	18	22
Metal Stairs	\$13,230	50	18	32

Observations

- Metal railings are installed around the plaza decks and on retaining walls. Railings are in good condition.
- Brick pillars are installed with the railings around the perimeter of the plaza deck on the east side of the building. These pillars are in good condition.
- Retaining walls are installed on each side of the parkade ramp, and on the northeast corner of the property. Retaining walls are in good condition. Complete replacement will not be required.
- Chain link fencing is installed on the southeast and southwest sides of the building. Fencing is in good condition.
- Metal stairs are installed at 2 entrances and to access the plaza deck. Metal stairs are in good condition. Some rusting was noted.

Pictures



Railings and pillars on plaza deck



Metal stairs

Fencing – continued



Railings and retaining wall at parkade ramp



Metal stairs rusted

Recommendations for Replacement and/or Maintenance

- Metal stairs should be painted occasionally.

Projection

<i>Year Replacement Required:</i>		<i>Cost of Replacement with Inflation:</i>
Railings	2038	\$28,077
Brick Pillars - Refurb	2033	\$5,494
Retaining Wall Refurb	2027	\$5,855
Chain Link Fence	2043	\$4,811
Metal Stairs	30+	NA

28.0 PARKADE MEMBRANE & TILE

<u>Current Replacement Cost:</u>		<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
Front Plaza Deck	\$38,273	35	18	17
Back Plaza Deck – 1/3	\$291,533	35	17	18
Back Plaza Deck – 1/3	\$291,533	35	16	19
Back Plaza Deck – 1/3	\$291,533	35	15	20
Parkade Refurbishment	\$16,800	5	0	5

Observations

- A membrane is installed between the ceiling of the parkade and the plaza decks. This membrane is not a life item and will require replacement at some time. Although it can not be inspected, industry standard and experience advise that it will last approximately 30 - 35 years. When it does fail the parkade ceiling will start to leak and cause concrete deterioration. No evidence of water entry is noted at this time. In order to replace this membrane all components above it will need to be removed (concrete plaza deck tiles).
- The parkade flooring is concrete. This concrete is in good condition.

Pictures



Front plaza deck with concrete pavers



Parkade membrane under landscaping

Parkade Membrane & Tile – continued



Back plaza deck with parkade membrane below



Parkade flooring

Recommendations for Replacement and/or Maintenance

- Funds are allocated to repair/refurbish approximately 400 sqft of parkade flooring every 5 years. Repair as necessary.

Projection

<i>Year Replacement Required:</i>		<i>Cost of Replacement with Inflation:</i>
Front Plaza Deck	2038	\$50,916
Back Plaza Deck – 1/3	2039	\$394,820
Back Plaza Deck – 1/3	2040	\$401,927
Back Plaza Deck – 1/3	2041	\$409,161
Parkade Refurbishment	2026	\$18,043

29.0 LANDSCAPING

<u>Current Replacement Cost:</u>		<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
Landscaping	\$12,600	5	0	5
Irrigation System	\$15,750	40	18	22

Observations

- An irrigation system is installed. This system appears to be in good condition and should not require complete replacement.
- Landscaping consists of trees, shrubs, grass, rock beds, mulch beds and concrete planters. Landscaping appears to be in fair condition.
- The slope of the landscaping may be suspect in a few locations. Landscaping should slope away from the building to ensure water drains away properly.

Pictures



Landscaping on north side of building



Sprinkler head




Irrigation controls



Landscaping

Landscaping – continued		
Recommendations for Replacement and/or Maintenance		
– Funds are allocated every 5 years to address landscaping concerns that are not of an annual nature.		
Projection		
<i>Year Replacement Required:</i>		<i>Cost of Replacement with Inflation:</i>
Landscaping	2026	\$13,532
Irrigation System	2043	\$22,908

30.0 UNDERGROUND WATER & SEWER SYSTEMS

<u>Current Replacement Cost:</u>	<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>		
\$21,000	10	0	10		
Observations					
<ul style="list-style-type: none">– Underground water and sewer systems can not be inspected for this report.– Fire hydrants will require flushing occasionally. Valves will require replacement over time.– Drains are installed in landscaping and roadways.					
Pictures					
		Fire hydrant			
Recommendations for Replacement and/or Maintenance					
<ul style="list-style-type: none">– Money is budgeted to repair damaged underground water & sewer systems as needed.					
Projection					
<i>Year Replacement Required:</i>				<i>Cost of Replacement with Inflation:</i>	
2031				\$24,658	

31.0 RESERVE FUND STUDY

<u>Current Replacement Cost:</u>	<u>Expected Life:</u>	<u>Apparent Age:</u>	<u>Remaining Life:</u>
\$4,043	5	5	0
Recommendations for Replacement and/or Maintenance			
<ul style="list-style-type: none"> – Money is budgeted from the Reserve Fund account to pay for the Reserve Fund Study every 5 years. 			
Projection			
<i>Year Replacement Required:</i>	<i>Cost of Replacement with Inflation:</i>		
2021	\$4,043		

ATTICS

<u>Average Depth</u>	<u>Type</u>	<u>Soffits Clear</u>	<u>Condition</u>
Good	Blown in Cellulose	Yes	Good

Observations & Recommendations

- Attic had sufficient insulation. Soffits were free of insulation and proper air flow was noted. No staining on the underside of the roof sheathing was noted.

Pictures



Attic space

SPREADSHEETS

SUMMARY	A
CURRENT FUNDING	B
FUNDING REQUIREMENTS	C
CASH FLOW GRAPHS	D
30 YEAR REPLACEMENT SCHEDULE	E

SUMMARY (Common Property Inventory)

Final - May 4, 2021

No	Component	Current Replacement Cost	Annual Replacement Cost	Expected Life	Effective Age	Remaining Life
1.0	Roofing - Concrete Tile - Batten & Underlayment - 1/3	\$267,750	\$5,950	45	18	27
1.1	Roofing - Concrete Tile - Batten & Underlayment - 1/3	\$267,750	\$5,950	45	17	28
1.2	Roofing - Concrete Tile - Batten & Underlayment - 1/3	\$267,750	\$5,950	45	16	29
1.3	Major Repair	\$26,775	\$4,463	6	0	6
2.0	Eavestroughs & Downspouts	\$45,675	\$1,523	30	18	12
3.0	Fascia	\$8,978	\$224	40	17	23
3.1	Soffit	\$84,368	\$2,109	40	17	23
4.0	Brick Refurbishment	\$28,638	\$955	30	18	12
4.1	Stucco Refurbishment	\$183,026	\$4,576	40	17	23
4.2	Exterior Finish - Major Repair	\$25,200	\$6,300	4	3	1
5.0	Windows - 50%	\$257,040	\$7,344	35	18	17
5.1	Windows - 50%	\$257,040	\$7,344	35	17	18
6.0	Balcony Doors	\$107,100	\$2,678	40	18	22
6.1	Building Entrance Doors	\$12,600	\$315	40	18	22
6.2	Interior Doors	\$118,125	\$1,969	60	18	42
7.0	Balcony Membrane	\$247,800	\$9,912	25	18	7
7.1	Balcony Railings	\$44,100	\$882	50	18	32
8.0	Flooring Finishes - Carpet - Common Rms	\$36,036	\$1,441	25	18	7
8.1	Flooring Finishes - Carpet - Guest Suites	\$7,896	\$316	25	18	7
8.2	Flooring Finishes - Carpet - Hallways	\$121,800	\$4,872	25	18	7
8.3	Flooring Finishes - Carpet - Stairwells	\$13,860	\$554	25	18	7
8.4	Flooring Finishes - Laminate	\$4,427	\$221	20	20	0
8.5	Flooring Finishes - Linoleum	\$5,586	\$186	30	18	12
8.6	Flooring Finishes - Tile - Lobby	\$29,925	\$748	40	18	22
8.7	Flooring Finishes - Tile - Pool	\$35,385	\$885	40	18	22
8.8	Flooring Finishes - Tile - Pool - Refurb	\$5,308	\$531	10	4	6
8.9	Flooring Finishes - Pool - Paint	\$4,279	\$428	10	7	3
9.0	Paint Finishes Main Floor Common Rooms	\$2,804	\$140	20	15	5
9.1	Paint Finishes 2nd Floor Common Rooms	\$8,678	\$434	20	20	0
9.2	Paint Finishes Guest Suites	\$4,736	\$237	20	12	8
9.3	Paint Finishes Washrooms/Kitchen	\$3,035	\$152	20	12	8
9.4	Paint Finishes Hallways	\$59,619	\$2,981	20	15	5
9.5	Paint Finishes Stairwells	\$8,988	\$449	20	15	5
9.6	Paint Finishes Pool	\$2,830	\$141	20	15	5
10.0	Mailboxes	\$18,900	\$540	35	18	17
11.0	Washroom & Misc Plumbing Fixtures	\$5,250	\$656	8	1	7
11.1	Common Rooms Furniture	\$5,250	\$525	10	5	5
11.2	Exterior Patio Furniture	\$4,200	\$525	8	2	6
11.3	Guest Suite Furniture	\$6,300	\$630	10	4	6
11.4	Workshop Tools	\$2,310	\$462	5	0	5
11.5	Exercise Equipment	\$5,775	\$1,155	5	0	5
11.6	Appliances	\$2,100	\$210	10	5	5
11.7	Cabinetry	\$6,615	\$189	35	18	17
11.8	Computer & Electronics	\$6,300	\$1,260	5	1	4
12.0	Interior Lighting	\$91,035	\$3,035	30	5	25
12.1	Specialty Interior Lighting	\$3,150	\$105	30	18	12
12.2	Emergency Lighting	\$12,469	\$416	30	18	12
12.3	Exit Lighting	\$13,781	\$459	30	18	12
12.4	Parkade Lighting	\$29,925	\$998	30	5	25
12.5	Exterior Unit Lighting	\$18,900	\$630	30	18	12
12.6	Exterior Building Lighting	\$6,300	\$210	30	5	25
13.0	Electrical Distribution	\$184,275	\$3,686	50	18	32
14.0	Intercom System	\$5,040	\$202	25	0	25
14.1	Access System	\$6,563	\$263	25	18	7
14.2	Security Camera System	\$5,250	\$525	10	4	6
15.0	Fire Alarm System - Panel	\$18,900	\$473	40	0	40
15.1	Fire Alarm System - Component Allowance	\$6,300	\$1,260	5	0	5
15.2	Fire Alarm System - Sprinkler Allowance	\$5,775	\$1,155	5	0	5
15.3	Fire Alarm System - Mechanical	\$21,000	\$525	40	18	22

SUMMARY (Common Property Inventory)

Final - May 4, 2021

No	Component	Current Replacement Cost	Annual Replacement Cost	Expected Life	Effective Age	Remaining Life
16.0	Elevator #1 - Modernization	\$131,250	\$3,281	40	19	21
16.1	Elevator #2 - Modernization	\$131,250	\$3,281	40	18	22
16.2	Elevator #3 - Modernization	\$131,250	\$3,281	40	17	23
16.3	Elevator - Major Repair	\$25,830	\$1,292	20	15	5
17.0	Pool Mechanical - Filters	\$2,100	\$84	25	17	8
17.1	Pool Mechanical - Pumps	\$2,100	\$84	25	17	8
17.2	Pool Mechanical - Water Chemistry Controller	\$1,575	\$105	15	5	10
17.3	Pool Mechanical - Peristaltic Pumps	\$2,520	\$101	25	18	7
17.4	Pool Mechanical - Chlorine Generator	\$1,890	\$63	30	18	12
18.0	Boiler #1	\$18,900	\$473	40	18	22
18.1	Boiler #2	\$18,900	\$473	40	17	23
19.0	Expansion Tanks	\$3,780	\$95	40	18	22
19.1	Hot Water Tank #1	\$9,450	\$788	12	6	6
19.2	Hot Water Tank #2	\$9,450	\$788	12	9	3
19.3	Hot Water Tank #3	\$9,450	\$788	12	7	5
19.4	Misc Controllers	\$5,250	\$525	10	2	8
19.5	Domestic Water & Heat Loop Piping	\$10,500	\$2,100	5	0	5
19.6	Misc Mechanical Components	\$8,400	\$1,680	5	0	5
19.7	Thermostats & Zone Valve Allowance	\$14,700	\$1,470	10	0	10
20.0	Furnaces	\$25,200	\$630	40	18	22
20.1	Makeup Air Unit - Pool	\$26,250	\$656	40	18	22
20.2	Makeup Air Unit - Hallway	\$26,250	\$656	40	18	22
20.3	A/C Unit - Roof	\$6,300	\$210	30	18	12
20.4	A/C Units - Outside	\$7,875	\$1,575	5	0	5
21.0	Parkade Makeup Air	\$26,250	\$656	40	18	22
21.1	Parkade Exhaust Fans	\$10,500	\$263	40	18	22
21.2	Parkade Fan Coil Heaters	\$5,460	\$156	35	18	17
21.3	CO2 Gas Detector System	\$5,460	\$218	25	4	21
22.0	Overhead Parkade Doors - Motors	\$6,300	\$315	20	3	17
22.1	Overhead Parkade Door #1	\$2,625	\$175	15	3	12
22.2	Overhead Parkade Door #2	\$2,625	\$175	15	3	12
23.0	Parkade Ramp - Glycol Heat Loop	\$21,000	\$600	35	18	17
23.1	Parkade Ramp - Glycol Heat Loop - Mech Comp	\$2,625	\$263	10	4	6
23.2	Parkade Ramp	\$50,547	\$1,444	35	18	17
24.0	Walkways	\$54,096	\$1,546	35	20	15
25.0	Curbs	\$10,689	\$214	50	18	32
25.1	Parking & Roadways	\$94,133	\$3,765	25	18	7
25.2	Parking & Roadways - Repair	\$10,500	\$2,100	5	2	3
26.0	Exterior Site Lighting	\$2,625	\$66	40	18	22
26.1	Vehicle Outlets	\$2,100	\$70	30	18	12
26.2	Underground Electrical Lines	\$12,600	\$252	50	18	32
27.0	Railings	\$21,105	\$603	35	18	17
27.1	Brick Pillars - Refurb	\$4,515	\$151	30	18	12
27.2	Retaining Wall Refurb	\$5,355	\$357	15	9	6
27.3	Chain Link Fence	\$3,308	\$83	40	18	22
27.4	Metal Stairs	\$13,230	\$265	50	18	32
28.0	Parkade Membrane & Tile - Front Plaza Deck	\$38,273	\$1,094	35	18	17
28.1	Parkade Membrane & Tile - Back Plaza Deck - 1/3	\$291,533	\$8,330	35	17	18
28.2	Parkade Membrane & Tile - Back Plaza Deck - 1/3	\$291,533	\$8,330	35	16	19
28.3	Parkade Membrane & Tile - Back Plaza Deck - 1/3	\$291,533	\$8,330	35	15	20
28.4	Parkade Refurbishment	\$16,800	\$3,360	5	0	5
29.0	Landscaping	\$12,600	\$2,520	5	0	5
29.1	Irrigation System	\$15,750	\$394	40	18	22
30.0	Underground Water & Sewer Systems	\$21,000	\$2,100	10	0	10
31.0	Reserve Fund Study	\$4,043	\$809	5	5	0
	Total	\$5,077,696	\$176,726			

CURRENT FUNDING

Final - May 4, 2021

YEAR	OPENING BALANCE	EXPENSES	INTEREST	ANNUAL CONTRIBUTION	SPECIAL ASSESSMENTS	CLOSING BALANCE	MINIMUM FUND BALANCE
2021	724,105	17,148	10,604	84,500		802,062	177,000
2022	802,062	25,200	11,653	87,246		875,761	177,000
2023	875,761	0	13,136	90,082		978,979	180,186
2024	978,979	25,109	14,308	93,009		1,061,188	183,429
2025	1,061,188	6,646	15,818	96,032		1,166,392	186,731
2026	1,166,392	238,902	13,912	99,153		1,040,556	190,092
2027	1,040,556	71,352	14,538	102,376		1,086,118	193,514
2028	1,086,118	596,397	7,346	105,703		602,769	196,997
2029	602,769	19,510	8,749	109,138		701,146	200,543
2030	701,146	36,332	9,972	112,685		787,471	204,153
2031	787,471	138,144	9,740	116,348		775,415	207,828
2032	775,415	0	11,631	120,129		907,175	211,569
2033	907,175	212,978	10,413	124,033		828,643	215,377
2034	828,643	49,522	11,687	128,064		918,872	219,254
2035	918,872	13,241	13,584	132,226		1,051,442	223,200
2036	1,051,442	200,932	12,758	136,524		999,791	227,218
2037	999,791	25,460	14,615	140,961		1,129,906	231,308
2038	1,129,906	611,812	7,771	145,542		671,407	235,471
2039	671,407	813,317	0	150,272		8,363	239,710
2040	8,363	410,612	0	155,156		(247,094)	244,024
2041	(247,094)	590,467	0	160,198		(677,363)	248,417
2042	(677,363)	202,975	0	165,405		(714,933)	252,888
2043	(714,933)	727,629	0	170,780		(1,271,782)	257,440
2044	(1,271,782)	661,182	0	176,331		(1,756,633)	262,074
2045	(1,756,633)	49,854	0	182,062		(1,624,425)	266,792
2046	(1,624,425)	493,584	0	187,979		(1,930,030)	271,594
2047	(1,930,030)	30,433	0	194,088		(1,766,376)	276,483
2048	(1,766,376)	449,142	0	200,396		(2,015,122)	281,459
2049	(2,015,122)	471,504	0	206,909		(2,279,718)	286,525
2050	(2,279,718)	508,715	0	213,633		(2,574,800)	291,683
\$ 7,698,099		\$ 212,237	\$ 4,186,958	\$ -			

Construction Inflation Rate: Variable
Interest Accumulated on Savings: 1.50%
Annual Contribution Increase: 3.25%

Closing balances highlighted reflect amounts that are below the suggested minimum fund

FUTURE FUNDING RECOMMENDATIONS

Final - May 4, 2021

YEAR	OPENING BALANCE	EXPENSES	INTEREST	ANNUAL CONTRIBUTION	SPECIAL ASSESSMENTS	CLOSING BALANCE	MINIMUM FUND BALANCE
2021	724,105	17,148	10,604	84,500		802,062	177,000
2022	802,062	25,200	11,653	125,000		913,515	177,000
2023	913,515	0	13,703	130,250		1,057,467	180,186
2024	1,057,467	25,109	15,485	135,721		1,183,565	183,429
2025	1,183,565	6,646	17,654	141,421		1,335,993	186,731
2026	1,335,993	238,902	16,456	147,360		1,260,908	190,092
2027	1,260,908	71,352	17,843	153,550		1,360,949	193,514
2028	1,360,949	596,397	11,468	159,999		936,019	196,997
2029	936,019	19,510	13,748	166,719		1,096,975	200,543
2030	1,096,975	36,332	15,910	173,721		1,250,273	204,153
2031	1,250,273	138,144	16,682	181,017		1,309,828	207,828
2032	1,309,828	0	19,647	188,620		1,518,095	211,569
2033	1,518,095	212,978	19,577	196,542		1,521,236	215,377
2034	1,521,236	49,522	22,076	204,797		1,698,585	219,254
2035	1,698,585	13,241	25,280	213,398		1,924,023	223,200
2036	1,924,023	200,932	25,846	222,361		1,971,298	227,218
2037	1,971,298	25,460	29,188	231,700		2,206,725	231,308
2038	2,206,725	611,812	23,924	241,431		1,860,268	235,471
2039	1,860,268	813,317	15,704	251,571		1,314,227	239,710
2040	1,314,227	410,612	13,554	262,137		1,179,307	244,024
2041	1,179,307	590,467	8,833	273,147		870,819	248,417
2042	870,819	202,975	10,018	284,619		962,481	252,888
2043	962,481	727,629	3,523	296,573		534,948	257,440
2044	534,948	661,182	0	309,029		182,796	262,074
2045	182,796	49,854	1,994	322,009		456,945	266,792
2046	456,945	493,584	(550)	335,533		298,344	271,594
2047	298,344	30,433	4,019	349,625		621,555	276,483
2048	621,555	449,142	2,586	364,310		539,309	281,459
2049	539,309	471,504	1,017	379,611		448,432	286,525
2050	448,432	508,715	(904)	395,554		334,368	291,683
		\$ 7,698,099	\$ 386,538	\$ 6,921,824	\$ -		

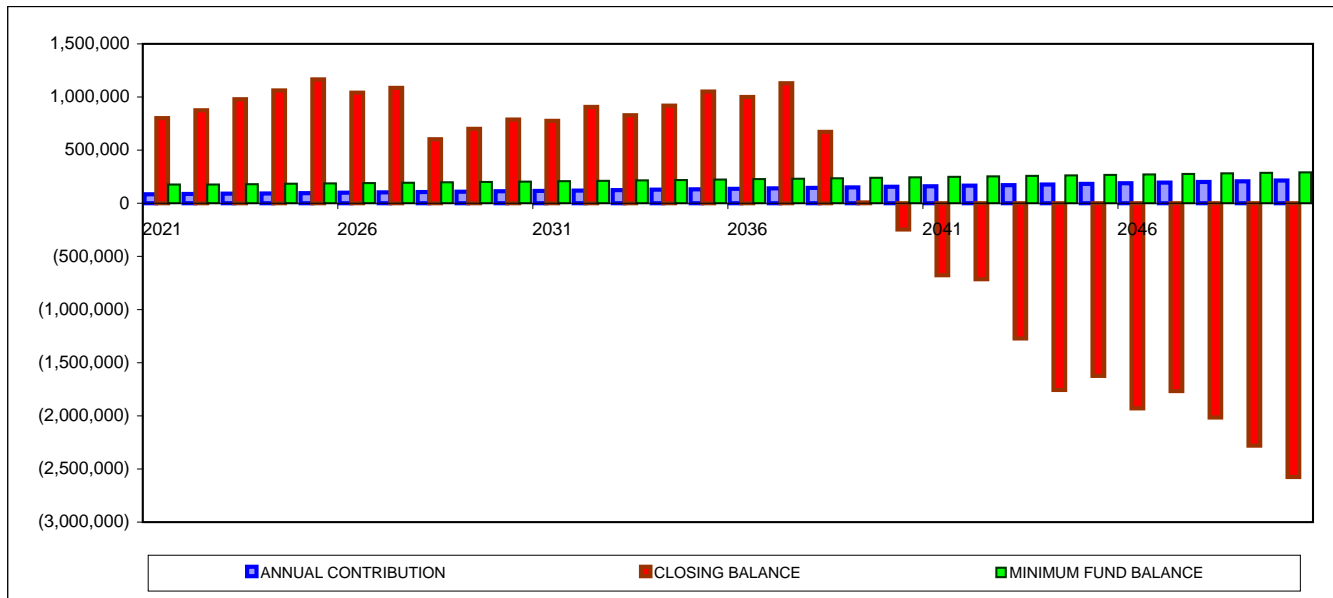
Construction Inflation Rate:	Variable
Interest Accumulated on Savings:	1.50%
Annual Contribution Increase:	4.20%

Closing balances highlighted reflect amounts that are below the suggested minimum fund

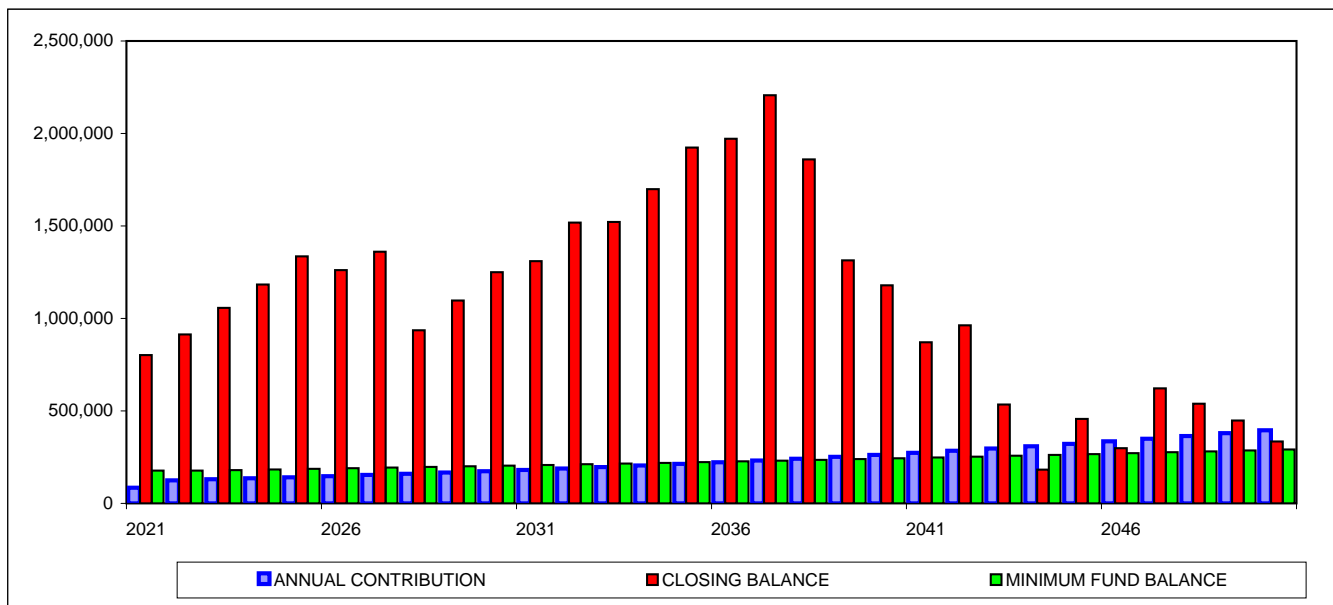
CHARTS

Final - May 4, 2021

CURRENT FUNDING



FUTURE FUNDING RECOMMENDATIONS



30 YEAR REPLACEMENT SCHEDULE

Final - May 4, 2021

No.	Component	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026	7 2027	8 2028	9 2029	10 2030
Construction Inflation Rate:		0.00%	0.00%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%
1.0	Roofing - Concrete Tile - Batten & Underlayment - 1/3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.1	Roofing - Concrete Tile - Batten & Underlayment - 1/3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.2	Roofing - Concrete Tile - Batten & Underlayment - 1/3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.3	Major Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,273	\$ -	\$ -	\$ -
2.0	Eavestroughs & Downspouts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3.0	Fascia	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3.1	Soffit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4.0	Brick Refurbishment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4.1	Stucco Refurbishment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4.2	Exterior Finish - Major Repair	\$ -	\$ 25,200	\$ -	\$ -	\$ -	\$ 27,064	\$ -	\$ -	\$ -	\$ 29,066
5.0	Windows - 50%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5.1	Windows - 50%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6.0	Balcony Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6.1	Building Entrance Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6.2	Interior Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7.0	Balcony Membrane	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 275,796	\$ -	\$ -
7.1	Balcony Railings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.0	Flooring Finishes - Carpet - Common Rms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,107	\$ -	\$ -
8.1	Flooring Finishes - Carpet - Guest Suites	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,788	\$ -	\$ -
8.2	Flooring Finishes - Carpet - Hallways	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,561	\$ -	\$ -
8.3	Flooring Finishes - Carpet - Stairwells	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,426	\$ -	\$ -
8.4	Flooring Finishes - Laminate	\$ 4,427	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.5	Flooring Finishes - Linoleum	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.6	Flooring Finishes - Tile - Lobby	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.7	Flooring Finishes - Tile - Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.8	Flooring Finishes - Tile - Pool - Refurb	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,803	\$ -	\$ -	\$ -
8.9	Flooring Finishes - Pool - Paint	\$ -	\$ -	\$ -	\$ 4,434	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9.0	Paint Finishes Main Floor Common Rooms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,011	\$ -	\$ -	\$ -	\$ -
9.1	Paint Finishes 2nd Floor Common Rooms	\$ 8,678	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9.2	Paint Finishes Guest Suites	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,365	\$ -
9.3	Paint Finishes Washrooms/Kitchen	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,438	\$ -
9.4	Paint Finishes Hallways	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 64,029	\$ -	\$ -	\$ -	\$ -
9.5	Paint Finishes Stairwells	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,653	\$ -	\$ -	\$ -	\$ -
9.6	Paint Finishes Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,039	\$ -	\$ -	\$ -	\$ -
10.0	Mailboxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11.0	Washroom & Misc Plumbing Fixtures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,843	\$ -	\$ -
11.1	Common Rooms Furniture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,638	\$ -	\$ -	\$ -	\$ -
11.2	Exterior Patio Furniture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,592	\$ -	\$ -	\$ -
11.3	Guest Suite Furniture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,888	\$ -	\$ -	\$ -
11.4	Workshop Tools	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,481	\$ -	\$ -	\$ -	\$ -
11.5	Exercise Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,202	\$ -	\$ -	\$ -	\$ -
11.6	Appliances	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,255	\$ -	\$ -	\$ -	\$ -

30 YEAR REPLACEMENT SCHEDULE

Final - May 4, 2021

No.	Component	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026	7 2027	8 2028	9 2029	10 2030
Construction Inflation Rate:		0.00%	0.00%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%
11.7	Cabinetry	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11.8	Computer & Electronics	\$ -	\$ -	\$ -	\$ -	\$ 6,646	\$ -	\$ -	\$ -	\$ -	\$ 7,266
12.0	Interior Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12.1	Specialty Interior Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12.2	Emergency Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12.3	Exit Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12.4	Parkade Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12.5	Exterior Unit Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12.6	Exterior Building Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13.0	Electrical Distribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14.0	Intercom System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14.1	Access System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,304	\$ -	\$ -
14.2	Security Camera System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,740	\$ -	\$ -	\$ -
15.0	Fire Alarm System - Panel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15.1	Fire Alarm System - Component Allowance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,766	\$ -	\$ -	\$ -	\$ -
15.2	Fire Alarm System - Sprinkler Allowance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,202	\$ -	\$ -	\$ -	\$ -
15.3	Fire Alarm System - Mechanical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16.0	Elevator #1 - Modernization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16.1	Elevator #2 - Modernization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16.2	Elevator #3 - Modernization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16.3	Elevator - Major Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,741	\$ -	\$ -	\$ -	\$ -
17.0	Pool Mechanical - Filters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,379	\$ -
17.1	Pool Mechanical - Pumps	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,379	\$ -
17.2	Pool Mechanical - Water Chemistry Controller	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17.3	Pool Mechanical - Peristaltic Pumps	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,805	\$ -	\$ -
17.4	Pool Mechanical - Chlorine Generator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18.0	Boiler #1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18.1	Boiler #2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19.0	Expansion Tanks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19.1	Hot Water Tank #1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,332	\$ -	\$ -	\$ -
19.2	Hot Water Tank #2	\$ -	\$ -	\$ -	\$ 9,793	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19.3	Hot Water Tank #3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,149	\$ -	\$ -	\$ -	\$ -
19.4	Misc Controllers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,948	\$ -
19.5	Domestic Water & Heat Loop Piping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,277	\$ -	\$ -	\$ -	\$ -
19.6	Misc Mechanical Components	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,021	\$ -	\$ -	\$ -	\$ -
19.7	Thermostats & Zone Valve Allowance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20.0	Furnaces	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20.1	Makeup Air Unit - Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20.2	Makeup Air Unit - Hallway	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20.3	A/C Unit - Roof	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20.4	A/C Units - Outside	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,457	\$ -	\$ -	\$ -	\$ -
21.0	Parkade Makeup Air	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

30 YEAR REPLACEMENT SCHEDULE

Final - May 4, 2021

No.	Component	1 2021	2 2022	3 2023	4 2024	5 2025	6 2026	7 2027	8 2028	9 2029	10 2030
Construction Inflation Rate:		0.00%	0.00%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%
21.1	Parkade Exhaust Fans	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21.2	Parkade Fan Coil Heaters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21.3	CO2 Gas Detector System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22.0	Overhead Parkade Doors - Motors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22.1	Overhead Parkade Door #1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22.2	Overhead Parkade Door #2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
23.0	Parkade Ramp - Glycol Heat Loop	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
23.1	Parkade Ramp - Glycol Heat Loop - Mech Comp	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,870	\$ -	\$ -	\$ -
23.2	Parkade Ramp	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
24.0	Walkways	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25.0	Curbs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25.1	Parking & Roadways	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	104,767	\$ -	\$ -
25.2	Parking & Roadways - Repair	\$ -	\$ -	\$ -	10,881	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26.0	Exterior Site Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26.1	Vehicle Outlets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26.2	Underground Electrical Lines	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27.0	Railings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27.1	Brick Pillars - Refurb	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27.2	Retaining Wall Refurb	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,855	\$ -	\$ -	\$ -
27.3	Chain Link Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27.4	Metal Stairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28.0	Parkade Membrane & Tile - Front Plaza Deck	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28.1	Parkade Membrane & Tile - Back Plaza Deck - 1/3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28.2	Parkade Membrane & Tile - Back Plaza Deck - 1/3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28.3	Parkade Membrane & Tile - Back Plaza Deck - 1/3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28.4	Parkade Refurbishment	\$ -	\$ -	\$ -	\$ -	\$ -	18,043	\$ -	\$ -	\$ -	\$ -
29.0	Landscaping	\$ -	\$ -	\$ -	\$ -	\$ -	13,532	\$ -	\$ -	\$ -	\$ -
29.1	Irrigation System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
30.0	Underground Water & Sewer Systems	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
31.0	Reserve Fund Study	4,043	\$ -	\$ -	\$ -	\$ -	4,342	\$ -	\$ -	\$ -	\$ -
Total		\$ 17,148	\$ 25,200	\$ -	\$ 25,109	\$ 6,646	\$ 238,902	\$ 71,352	\$ 596,397	\$ 19,510	\$ 36,332

30 YEAR REPLACEMENT SCHEDULE

Final - May 4, 2021

No.	Component	11 2031	12 2032	13 2033	14 2034	15 2035	16 2036	17 2037	18 2038	19 2039	20 2040
Construction Inflation Rate:		1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%
1.0	Roofing - Concrete Tile - Batten & Underlayment - 1/3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.1	Roofing - Concrete Tile - Batten & Underlayment - 1/3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.2	Roofing - Concrete Tile - Batten & Underlayment - 1/3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
1.3	Major Repair	\$ -	\$ -	\$ 32,580	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,261	\$ -
2.0	Eavestroughs & Downspouts	\$ -	\$ -	\$ 55,578	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3.0	Fascia	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3.1	Soffit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4.0	Brick Refurbishment	\$ -	\$ -	\$ 34,847	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4.1	Stucco Refurbishment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4.2	Exterior Finish - Major Repair	\$ -	\$ -	\$ -	\$ 31,216	\$ -	\$ -	\$ -	\$ 33,525	\$ -	\$ -
5.0	Windows - 50%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 341,952	\$ -	\$ -
5.1	Windows - 50%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 348,107	\$ -
6.0	Balcony Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6.1	Building Entrance Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6.2	Interior Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7.0	Balcony Membrane	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7.1	Balcony Railings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.0	Flooring Finishes - Carpet - Common Rms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.1	Flooring Finishes - Carpet - Guest Suites	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.2	Flooring Finishes - Carpet - Hallways	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.3	Flooring Finishes - Carpet - Stairwells	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.4	Flooring Finishes - Laminate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.5	Flooring Finishes - Linoleum	\$ -	\$ -	\$ 6,797	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.6	Flooring Finishes - Tile - Lobby	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.7	Flooring Finishes - Tile - Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.8	Flooring Finishes - Tile - Pool - Refurb	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,936	\$ -	\$ -	\$ -
8.9	Flooring Finishes - Pool - Paint	\$ -	\$ -	\$ -	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9.0	Paint Finishes Main Floor Common Rooms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9.1	Paint Finishes 2nd Floor Common Rooms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9.2	Paint Finishes Guest Suites	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9.3	Paint Finishes Washrooms/Kitchen	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9.4	Paint Finishes Hallways	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9.5	Paint Finishes Stairwells	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9.6	Paint Finishes Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10.0	Mailboxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,144	\$ -	\$ -
11.0	Washroom & Misc Plumbing Fixtures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,740	\$ -	\$ -	\$ -	\$ -
11.1	Common Rooms Furniture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,740	\$ -	\$ -	\$ -	\$ -
11.2	Exterior Patio Furniture	\$ -	\$ -	\$ -	\$ -	\$ 5,296	\$ -	\$ -	\$ -	\$ -	\$ -
11.3	Guest Suite Furniture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,233	\$ -	\$ -	\$ -
11.4	Workshop Tools	\$ 2,712	\$ -	\$ -	\$ -	\$ -	\$ 2,965	\$ -	\$ -	\$ -	\$ -
11.5	Exercise Equipment	\$ 6,781	\$ -	\$ -	\$ -	\$ -	\$ 7,413	\$ -	\$ -	\$ -	\$ -
11.6	Appliances	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,696	\$ -	\$ -	\$ -	\$ -

30 YEAR REPLACEMENT SCHEDULE

Final - May 4, 2021

No.	Component	11 2031	12 2032	13 2033	14 2034	15 2035	16 2036	17 2037	18 2038	19 2039	20 2040
Construction Inflation Rate:		1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%
11.7	Cabinetry	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,800	\$ -	\$ -
11.8	Computer & Electronics	\$ -	\$ -	\$ -	\$ -	\$ 7,944	\$ -	\$ -	\$ -	\$ -	\$ 8,686
12.0	Interior Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12.1	Specialty Interior Lighting	\$ -	\$ -	\$ 3,833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12.2	Emergency Lighting	\$ -	\$ -	\$ 15,172	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12.3	Exit Lighting	\$ -	\$ -	\$ 16,769	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12.4	Parkade Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12.5	Exterior Unit Lighting	\$ -	\$ -	\$ 22,998	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12.6	Exterior Building Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13.0	Electrical Distribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14.0	Intercom System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14.1	Access System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14.2	Security Camera System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,861	\$ -	\$ -	\$ -
15.0	Fire Alarm System - Panel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15.1	Fire Alarm System - Component Allowance	\$ 7,397	\$ -	\$ -	\$ -	\$ -	\$ 8,087	\$ -	\$ -	\$ -	\$ -
15.2	Fire Alarm System - Sprinkler Allowance	\$ 6,781	\$ -	\$ -	\$ -	\$ -	\$ 7,413	\$ -	\$ -	\$ -	\$ -
15.3	Fire Alarm System - Mechanical	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16.0	Elevator #1 - Modernization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16.1	Elevator #2 - Modernization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16.2	Elevator #3 - Modernization	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16.3	Elevator - Major Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17.0	Pool Mechanical - Filters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17.1	Pool Mechanical - Pumps	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17.2	Pool Mechanical - Water Chemistry Controller	\$ 1,849	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17.3	Pool Mechanical - Peristaltic Pumps	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17.4	Pool Mechanical - Chlorine Generator	\$ -	\$ -	\$ 2,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18.0	Boiler #1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18.1	Boiler #2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19.0	Expansion Tanks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19.1	Hot Water Tank #1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,798	\$ -
19.2	Hot Water Tank #2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,131	\$ -	\$ -	\$ -	\$ -
19.3	Hot Water Tank #3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,572	\$ -	\$ -
19.4	Misc Controllers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,110	\$ -
19.5	Domestic Water & Heat Loop Piping	\$ 12,329	\$ -	\$ -	\$ -	\$ -	\$ 13,479	\$ -	\$ -	\$ -	\$ -
19.6	Misc Mechanical Components	\$ 9,863	\$ -	\$ -	\$ -	\$ -	\$ 10,783	\$ -	\$ -	\$ -	\$ -
19.7	Thermostats & Zone Valve Allowance	\$ 17,260	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20.0	Furnaces	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20.1	Makeup Air Unit - Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20.2	Makeup Air Unit - Hallway	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20.3	A/C Unit - Roof	\$ -	\$ -	\$ 7,666	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20.4	A/C Units - Outside	\$ 9,247	\$ -	\$ -	\$ -	\$ -	\$ 10,109	\$ -	\$ -	\$ -	\$ -
21.0	Parkade Makeup Air	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

30 YEAR REPLACEMENT SCHEDULE

Final - May 4, 2021

No.	Component	11 2031	12 2032	13 2033	14 2034	15 2035	16 2036	17 2037	18 2038	19 2039	20 2040
Construction Inflation Rate:		1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%
21.1	Parkade Exhaust Fans	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21.2	Parkade Fan Coil Heaters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,264	\$ -	\$ -
21.3	CO2 Gas Detector System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22.0	Overhead Parkade Doors - Motors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,381	\$ -	\$ -
22.1	Overhead Parkade Door #1	\$ -	\$ -	\$ 3,194	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22.2	Overhead Parkade Door #2	\$ -	\$ -	\$ 3,194	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
23.0	Parkade Ramp - Glycol Heat Loop	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,937	\$ -	\$ -
23.1	Parkade Ramp - Glycol Heat Loop - Mech Comp	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,430	\$ -	\$ -	\$ -
23.2	Parkade Ramp	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,245	\$ -	\$ -
24.0	Walkways	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,444	\$ -	\$ -	\$ -	\$ -
25.0	Curbs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25.1	Parking & Roadways	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25.2	Parking & Roadways - Repair	\$ -	\$ -	\$ -	\$ 13,007	\$ -	\$ -	\$ -	\$ -	\$ 14,220	\$ -
26.0	Exterior Site Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26.1	Vehicle Outlets	\$ -	\$ -	\$ 2,555	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26.2	Underground Electrical Lines	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27.0	Railings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,077	\$ -	\$ -
27.1	Brick Pillars - Refurb	\$ -	\$ -	\$ 5,494	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27.2	Retaining Wall Refurb	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27.3	Chain Link Fence	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27.4	Metal Stairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28.0	Parkade Membrane & Tile - Front Plaza Deck	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,916	\$ -	\$ -
28.1	Parkade Membrane & Tile - Back Plaza Deck - 1/3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 394,820	\$ -
28.2	Parkade Membrane & Tile - Back Plaza Deck - 1/3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 401,927
28.3	Parkade Membrane & Tile - Back Plaza Deck - 1/3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28.4	Parkade Refurbishment	\$ 19,726	\$ -	\$ -	\$ -	\$ -	\$ 21,566	\$ -	\$ -	\$ -	\$ -
29.0	Landscaping	\$ 14,795	\$ -	\$ -	\$ -	\$ -	\$ 16,175	\$ -	\$ -	\$ -	\$ -
29.1	Irrigation System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
30.0	Underground Water & Sewer Systems	\$ 24,658	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
31.0	Reserve Fund Study	\$ 4,747	\$ -	\$ -	\$ -	\$ -	\$ 5,189	\$ -	\$ -	\$ -	\$ -
Total		\$ 138,144	\$ -	\$ 212,978	\$ 49,522	\$ 13,241	\$ 200,932	\$ 25,460	\$ 611,812	\$ 813,317	\$ 410,612

30 YEAR REPLACEMENT SCHEDULE

Final - May 4, 2021

No.	Component	21 2041	22 2042	23 2043	24 2044	25 2045	26 2046	27 2047	28 2048	29 2049	30 2050
Construction Inflation Rate:		1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%
1.0	Roofing - Concrete Tile - Batten & Underlayment - 1/3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 425,767	\$ -	\$ -
1.1	Roofing - Concrete Tile - Batten & Underlayment - 1/3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 433,431	\$ -
1.2	Roofing - Concrete Tile - Batten & Underlayment - 1/3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 441,232
1.3	Major Repair	\$ -	\$ -	\$ -	\$ -	\$ 40,358	\$ -	\$ -	\$ -	\$ -	\$ -
2.0	Eavestroughs & Downspouts	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3.0	Fascia	\$ -	\$ -	\$ -	\$ 13,292	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3.1	Soffit	\$ -	\$ -	\$ -	\$ 124,918	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4.0	Brick Refurbishment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4.1	Stucco Refurbishment	\$ -	\$ -	\$ -	\$ 270,997	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4.2	Exterior Finish - Major Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,528
5.0	Windows - 50%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5.1	Windows - 50%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6.0	Balcony Doors	\$ -	\$ -	\$ 155,773	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6.1	Building Entrance Doors	\$ -	\$ -	\$ 18,326	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6.2	Interior Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7.0	Balcony Membrane	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7.1	Balcony Railings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.0	Flooring Finishes - Carpet - Common Rms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.1	Flooring Finishes - Carpet - Guest Suites	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.2	Flooring Finishes - Carpet - Hallways	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.3	Flooring Finishes - Carpet - Stairwells	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.4	Flooring Finishes - Laminate	\$ 6,213	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.5	Flooring Finishes - Linoleum	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.6	Flooring Finishes - Tile - Lobby	\$ -	\$ -	\$ 43,525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.7	Flooring Finishes - Tile - Pool	\$ -	\$ -	\$ 51,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8.8	Flooring Finishes - Tile - Pool - Refurb	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,291	\$ -	\$ -	\$ -
8.9	Flooring Finishes - Pool - Paint	\$ -	\$ -	\$ -	\$ 6,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9.0	Paint Finishes Main Floor Common Rooms	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,302	\$ -	\$ -	\$ -	\$ -
9.1	Paint Finishes 2nd Floor Common Rooms	\$ 12,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9.2	Paint Finishes Guest Suites	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,666	\$ -
9.3	Paint Finishes Washrooms/Kitchen	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,912	\$ -
9.4	Paint Finishes Hallways	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 91,481	\$ -	\$ -	\$ -	\$ -
9.5	Paint Finishes Stairwells	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,791	\$ -	\$ -	\$ -	\$ -
9.6	Paint Finishes Pool	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,342	\$ -	\$ -	\$ -	\$ -
10.0	Mailboxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11.0	Washroom & Misc Plumbing Fixtures	\$ -	\$ -	\$ -	\$ 7,773	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11.1	Common Rooms Furniture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,056	\$ -	\$ -	\$ -	\$ -
11.2	Exterior Patio Furniture	\$ -	\$ -	\$ 6,109	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11.3	Guest Suite Furniture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,841	\$ -	\$ -	\$ -
11.4	Workshop Tools	\$ 3,242	\$ -	\$ -	\$ -	\$ -	\$ 3,545	\$ -	\$ -	\$ -	\$ -
11.5	Exercise Equipment	\$ 8,105	\$ -	\$ -	\$ -	\$ -	\$ 8,861	\$ -	\$ -	\$ -	\$ -
11.6	Appliances	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,222	\$ -	\$ -	\$ -	\$ -

30 YEAR REPLACEMENT SCHEDULE

Final - May 4, 2021

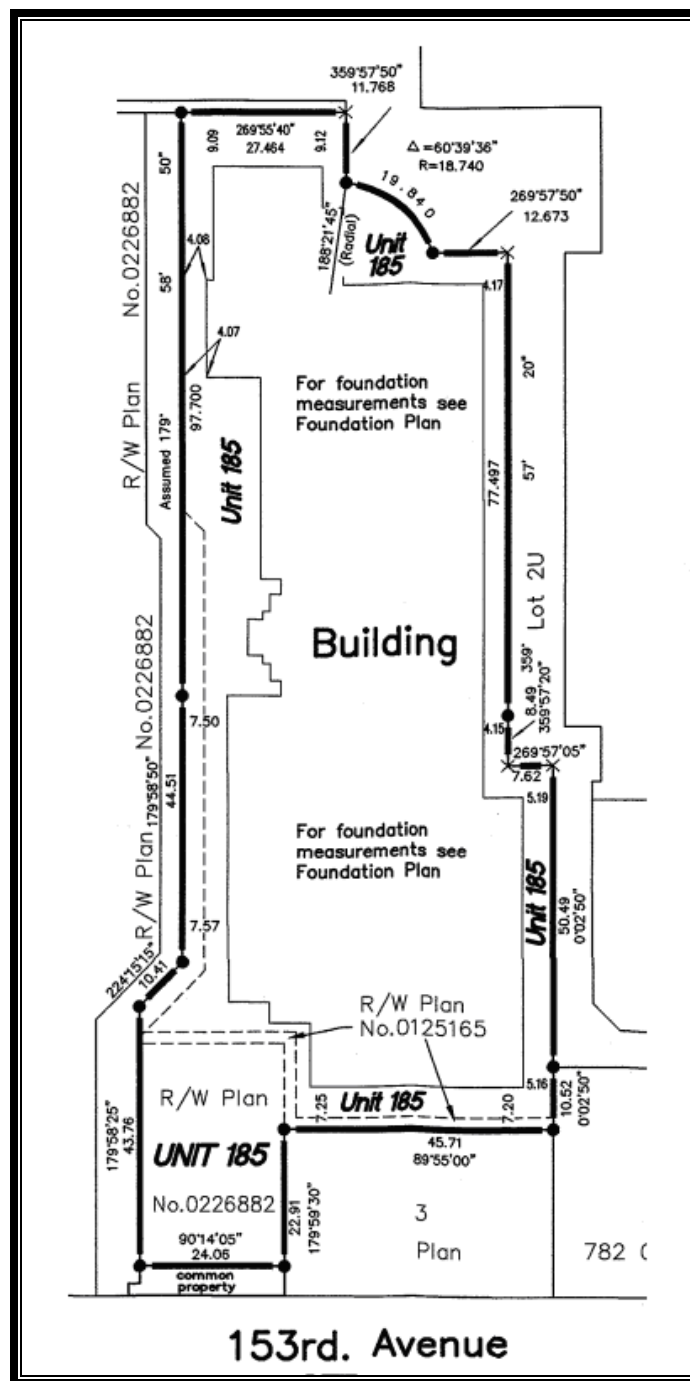
No.	Component	21 2041	22 2042	23 2043	24 2044	25 2045	26 2046	27 2047	28 2048	29 2049	30 2050
Construction Inflation Rate:		1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%
11.7	Cabinetry	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11.8	Computer & Electronics	\$ -	\$ -	\$ -	\$ -	\$ 9,496	\$ -	\$ -	\$ -	\$ -	\$ 10,382
12.0	Interior Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 139,687	\$ -	\$ -	\$ -	\$ -
12.1	Specialty Interior Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12.2	Emergency Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12.3	Exit Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12.4	Parkade Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,918	\$ -	\$ -	\$ -	\$ -
12.5	Exterior Unit Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12.6	Exterior Building Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,667	\$ -	\$ -	\$ -	\$ -
13.0	Electrical Distribution	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14.0	Intercom System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,734	\$ -	\$ -	\$ -	\$ -
14.1	Access System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
14.2	Security Camera System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,201	\$ -	\$ -	\$ -
15.0	Fire Alarm System - Panel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
15.1	Fire Alarm System - Component Allowance	\$ 8,842	\$ -	\$ -	\$ -	\$ -	\$ 9,667	\$ -	\$ -	\$ -	\$ -
15.2	Fire Alarm System - Sprinkler Allowance	\$ 8,105	\$ -	\$ -	\$ -	\$ -	\$ 8,861	\$ -	\$ -	\$ -	\$ -
15.3	Fire Alarm System - Mechanical	\$ -	\$ -	\$ 30,544	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16.0	Elevator #1 - Modernization	\$ -	\$ 187,523	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16.1	Elevator #2 - Modernization	\$ -	\$ -	\$ 190,899	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16.2	Elevator #3 - Modernization	\$ -	\$ -	\$ -	\$ 194,335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16.3	Elevator - Major Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,634	\$ -	\$ -	\$ -	\$ -
17.0	Pool Mechanical - Filters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17.1	Pool Mechanical - Pumps	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17.2	Pool Mechanical - Water Chemistry Controller	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,417	\$ -	\$ -	\$ -	\$ -
17.3	Pool Mechanical - Peristaltic Pumps	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17.4	Pool Mechanical - Chlorine Generator	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18.0	Boiler #1	\$ -	\$ -	\$ 27,489	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18.1	Boiler #2	\$ -	\$ -	\$ -	\$ 27,984	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19.0	Expansion Tanks	\$ -	\$ -	\$ 5,498	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19.1	Hot Water Tank #1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19.2	Hot Water Tank #2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,027	\$ -	\$ -
19.3	Hot Water Tank #3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,573	\$ -
19.4	Misc Controllers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,499	\$ -
19.5	Domestic Water & Heat Loop Piping	\$ 14,737	\$ -	\$ -	\$ -	\$ -	\$ 16,111	\$ -	\$ -	\$ -	\$ -
19.6	Misc Mechanical Components	\$ 11,789	\$ -	\$ -	\$ -	\$ -	\$ 12,889	\$ -	\$ -	\$ -	\$ -
19.7	Thermostats & Zone Valve Allowance	\$ 20,631	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20.0	Furnaces	\$ -	\$ -	\$ 36,653	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20.1	Makeup Air Unit - Pool	\$ -	\$ -	\$ 38,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20.2	Makeup Air Unit - Hallway	\$ -	\$ -	\$ 38,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20.3	A/C Unit - Roof	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20.4	A/C Units - Outside	\$ 11,052	\$ -	\$ -	\$ -	\$ -	\$ 12,084	\$ -	\$ -	\$ -	\$ -
21.0	Parkade Makeup Air	\$ -	\$ -	\$ 38,180	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

30 YEAR REPLACEMENT SCHEDULE

Final - May 4, 2021

No.	Component	21 2041	22 2042	23 2043	24 2044	25 2045	26 2046	27 2047	28 2048	29 2049	30 2050
Construction Inflation Rate:		1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%	1.80%
21.1	Parkade Exhaust Fans	\$ -	\$ -	\$ 15,272	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21.2	Parkade Fan Coil Heaters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
21.3	CO2 Gas Detector System	\$ -	\$ 7,801	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22.0	Overhead Parkade Doors - Motors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
22.1	Overhead Parkade Door #1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,174	\$ -	\$ -
22.2	Overhead Parkade Door #2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,174	\$ -	\$ -
23.0	Parkade Ramp - Glycol Heat Loop	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
23.1	Parkade Ramp - Glycol Heat Loop - Mech Comp	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,100	\$ -	\$ -	\$ -
23.2	Parkade Ramp	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
24.0	Walkways	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25.0	Curbs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25.1	Parking & Roadways	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25.2	Parking & Roadways - Repair	\$ -	\$ -	\$ -	\$ 15,547	\$ -	\$ -	\$ -	\$ -	\$ 16,997	\$ -
26.0	Exterior Site Lighting	\$ -	\$ -	\$ 3,818	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26.1	Vehicle Outlets	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26.2	Underground Electrical Lines	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27.0	Railings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27.1	Brick Pillars - Refurb	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27.2	Retaining Wall Refurb	\$ -	\$ 7,651	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27.3	Chain Link Fence	\$ -	\$ -	\$ 4,811	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27.4	Metal Stairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28.0	Parkade Membrane & Tile - Front Plaza Deck	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28.1	Parkade Membrane & Tile - Back Plaza Deck - 1/3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28.2	Parkade Membrane & Tile - Back Plaza Deck - 1/3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28.3	Parkade Membrane & Tile - Back Plaza Deck - 1/3	\$ 409,161	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28.4	Parkade Refurbishment	\$ 23,579	\$ -	\$ -	\$ -	\$ -	\$ 25,778	\$ -	\$ -	\$ -	\$ -
29.0	Landscaping	\$ 17,684	\$ -	\$ -	\$ -	\$ -	\$ 19,334	\$ -	\$ -	\$ -	\$ -
29.1	Irrigation System	\$ -	\$ -	\$ 22,908	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
30.0	Underground Water & Sewer Systems	\$ 29,473	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
31.0	Reserve Fund Study	\$ 5,674	\$ -	\$ -	\$ -	\$ -	\$ 6,203	\$ -	\$ -	\$ -	\$ -
Total		\$ 590,467	\$ 202,975	\$ 727,629	\$ 661,182	\$ 49,854	\$ 493,584	\$ 30,433	\$ 449,142	\$ 471,504	\$ 508,715

SITE PLAN



AERIAL VIEW



FUNDING PLAN SCENARIOS

The ideal Reserve Fund scenario would see adequate contributions being made from the start of the project's life. Unfortunately, this is a rare occurrence. As the age of a project advances, the "catch-up" of under-funding becomes increasingly difficult.

Each funding scenario follows the projected flow of cash over a 30-year period, starting with the base year (now), and incorporates the effects of interest and inflation.

The cash flow is tracked through:

- **Opening Balance** - begins with current fund balance
- **Expenses** - cost of components to be replaced or refurbished for each year, with inflation compounded annually
- **Interest** - calculated on the closing balances for each year, after expenses, and compounded annually
- **Annual Contributions** - are treated as being contributed at the end of each year, and do not factor in interest accrued for that year; inflation is compounded annually
- **Additional Assessments** - may be included in some funding plan scenarios, usually when major capital replacement or refurbishment of common property is required within the first few years.
- **Closing Balance** - each year's closing balance

Two Funding scenarios are presented:

- Current Funding
- Funding Requirements

CURRENT FUNDING

This spreadsheet predicts the flow of funds, based on the current fund balance, current contributions (inflated over time), and predicted expenses. This enables the Board to see the long-term effects of current funding levels. Review of this funding scenario can confirm the adequacy of contribution levels, or reveal the need for change.

FUNDING REQUIREMENTS

This spreadsheet shows the board what amount needs to be contributed to ensure that all upcoming expenses are covered. More than one scenario may be available.

30 YEAR REPLACEMENT SCHEDULE

Replacement scheduling of common property components is summarized in chart form. It starts with the Base Year (now), and schedules the predicted replacement of components for a 30-year period. The 30 - Year Replacement Schedule is included with all scheduling scenarios. This schedule also illustrates the compounded construction inflation rate for each year.

TERMINOLOGY

<i>Apparent age:</i>	The age that a component appears to be. A component can be older, but with good maintenance it can appear to be younger. This component will last longer.
<i>Annual Replacement Cost:</i>	This is the amount a component uses up each year. If the cost of replacing a component is \$10,000.00 and it last for 10 years, then the annual replacement for this component is \$1,000.00.
<i>Refurbishment:</i>	The major repair and refinishing of a component. Not replacement.
<i>Modernization:</i>	Upgrading components to current technical standards.
<i>Spalling:</i>	This is when concrete pits and forms an uneven surface.
<i>Remediation:</i>	Further review and inspection is required and then component needs repair.
<i>Ponding:</i>	Standing water that is not draining properly.
<i>Delamination:</i>	The deterioration of asphalt as it ages. Loses the smooth finish and starts to pit and crack.
<i>Poor:</i>	Generally has less than 25% of its life left and requires replacement within the next 5 years.
<i>Fair:</i>	Generally has 25% to 60% of its life left and does not require replacement soon.
<i>Good:</i>	Generally has 60% to 100% of its life left and is relatively new or wearing slowly.

REFERENCE SOURCES

Information used in completing this Study was collected from the following sources:

- Condominium Plan & By-Laws
- Financial Statements
- Technical Reports on Common Property Components
- Site Investigations
- Interview and discussion with Property Manager and/or Board Members

Replacement costs and life cycles of common property components were determined using a combination of the following:

- Experience with similar developments
- Discussion with manufacturers, suppliers and service contractors

QUALIFICATIONS

Sharon Bigelow has been completing Reserve Fund Studies for over 15 years with over 900 studies completed. Her initial experience was with a local engineering company for the first four years.

- Certified Reserve Planner – Real Estate Institute of Canada
- Additional 5+ years in the construction industry
- Professional Liability Insurance
- WCB
- Member of CCI & REIC

I certify that I am a reserve fund study provider and no grounds of disqualification under section 21.1 or 21.2 of the Regulations apply:



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