Bigelow Reserve Fund Studies

RESERVE FUND STUDY
REPORT

Prepared for

SIERRAS ON THE LAKE CONDOMINIUM CORPORATION

CONDOMINIUM PLAN No. 022 6881

MAY 2026
FINAL

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INTRODUCTION

Bigelow Reserve Fund Studies was commissioned on October 7, 2025 by KDM Management on behalf of the board of directors of Sierras on the Lake to prepare a Reserve Fund Study for the Condominium Corporation (Condominium Plan No. 022 6881). This condominium is located at 11260 - 153 Avenue, in the city of Edmonton.

Site inspection was conducted on April 15, 2026 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:	022 6881
	Redivided (022 7902 & 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 23 years old
Fiscal Year End:	April 30th
Current Fiscal Year:	2027

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 trees, grass, shrubs, wood mulch beds, and rock beds.

CORPORATION RESPONSIBILITY

(excerpt from Corporations Bylaws relevant to Reserve Fund Study)

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:	$6,235,966.00
Annual Replacement Cost:	$221,539.00
Recommended Safety Margin	$222,000.00
Opening Fund Balance:	$1,060,627.00
Current Annual Reserve Contribution:	$147,350.00

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

Recommendation for Funding

Current:

The corporation is currently contributing $147,350.00 per year to the Reserve Fund account. Based on unit factors ranging from 50 – 126, this averages between $737.00 to $1,857.00 per unit annually ($61.00 to $155.00 per month).

$22,000.00 was held back from the Reserve Fund account to assist with furniture replacement costs. Furniture replacement is a Reserve Fund expense.

Future Funding Recommendations:

It is recommended that the board increase the contribution to the Reserve Fund to $184,000.00 starting in 2028and increased annually by 4.1%. Based on unit factors, this averages between $920.00 to $2,318.00 per unit annually ($77.00 to $193.00 per month).

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.

The table on the following page shows the annual & monthly contributions per unit based on unit factors for both the current & recommended funding options.

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

CURRENT FUNDING VS RECOMMENDED FUNDING

Unit Factors	Annual Contribution Current		Annual Contribution Recommendation	
	$147,350		$184,000	
	Annual	Monthly	Annual	Monthly
126	$1,857	$155	$2,318	$193
121	$1,783	$149	$2,226	$186
113	$1,665	$139	$2,079	$173
109	$1,606	$134	$2,006	$167
104	$1,532	$128	$1,914	$159
101	$1,488	$124	$1,858	$155
96	$1,415	$118	$1,766	$147
95	$1,400	$117	$1,748	$146
92	$1,356	$113	$1,693	$141
90	$1,326	$111	$1,656	$138
89	$1,311	$109	$1,638	$136
87	$1,282	$107	$1,601	$133
83	$1,223	$102	$1,527	$127
77	$1,135	$95	$1,417	$118
76	$1,120	$93	$1,398	$117
75	$1,105	$92	$1,380	$115
74	$1,090	$91	$1,362	$113
67	$987	$82	$1,233	$103
66	$973	$81	$1,214	$101
58	$855	$71	$1,067	$89
57	$840	$70	$1,049	$87
50	$737	$61	$920	$77

RECOMMENDATIONS FOR REPLACEMENT

REQUIRING ATTENTION WITHIN THE NEXT 5 YEARS:

Component #	Recommendation	Page # in Report
1.0	Roofing consists of cement tiles, batten & membrane. Funds are allocated every 5 years to repair damaged/deteriorated areas of the roof. Ongoing repair will ensure that complete replacement may not be needed.	*14*
4.0	Building is clad with stucco & brick veneer. Stucco is evidencing some deterioration. Funds are allocated within the next 2 years and every 4 years to repair exterior finishes of the building. Ongoing repair is necessary to eliminate complete replacement of stucco & brick veneer.	*20*
8.0	All carpeting is original. Carpet in the common rooms should be replaced this year. Carpet in the hallways & stairwells should be replaced within the next year. The tile on the steps to the pool are damaged. This tile should be repaired within the next year. Funds are allocated every 5 years to repair damages. Repair as needed.	*31*
9.0	All interior paint finishes are original. Paint main floor & 2nd floor common rooms this year in conjunction with carpet replacement. Paint hallways & stairwells next year in conjunction with carpet replacement.	*35*
11.0	The majority of the common room furniture is original. Furniture should be replaced this year (after painting & flooring replacement). All art & décor is also original & should be upgraded this year. Funds are allocated every 5 years to upgrade computer & electronics as needed.	*38*
14.0	Funds are allocated every 5 years to upgrade/repair the security camera system. This includes replacing/adding new cameras & the recording device.	*46*
15.0	Funds are allocated every 5 years to upgrade/replace fire alarm components as needed. This includes: alarms, pull stations, extinguishers, smoke detectors & repair sprinkler heads.	*49*
16.0	Funds are allocated within the next 5 years to repair all 3 elevators – repair as needed.	*51*

Component #	Recommendation	Page # in Report
19.0	One hot water heater should be replaced within the next 3 years. Funds are allocated every 5 years to repair/replace damaged domestic water & heat loop piping as needed. Funds are allocated every 3 years to repair/replace miscellaneous mechanical components. This includes: pumps, expansion tanks, controllers, etc. Repair/replace as needed.	*55*
20.0	Funds are allocated to replace 3 small exterior A/C units every 5 years.	*57*
23.0	Funds are allocated within the next 2 years and every 10 years to replace miscellaneous mechanical components of the parkade ramp heat loop system. Replace as needed.	*63*
24.0	Approximately 1/3 (860 sqft) of concrete walkways should be replaced within the next 5 years.	*64*
25.0	The asphalt parking & roadways is original. This asphalt should be completely resurfaced within the next 4 years.	*66*
31.0	Complete Reserve Fund Study every 5 years.	*78*

5 YEAR SCHEDULE

2027

- Replace carpet in common rooms
- Paint main floor common rooms
- Paint 2nd floor common rooms
- Replace original common room furniture & decor
- Complete Reserve Fund Study

2028

- Replace hallway & stairwell carpeting
- Repair tile flooring in pool area
- Paint hallways & stairwells

2029

- Repair exterior finishes (stucco)
- Repair/replace miscellaneous mechanical components of parkade ramp heat loop system

2030

- Replace one hot water heater/tank
- Funds are allocated to repair/replace miscellaneous mechanical components as needed

2031

- Replace water chemistry controller for pool
- Resurface asphalt parking & roadways

2032

- Funds are allocated to repair roofing
- Upgrade computer equipment
- Upgrade security camera system
- Replace fire alarm components as needed
- Repair sprinklers
- Repair elevators
- Repair/replace damaged domestic water & heat loop piping
- Replace 3 exterior A/C units
- Replace 1/3 of concrete walkways
- 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 & GIC accounts ranges from 1.0% to 6.0%. For the purposes of this report 2.5% has been used.

Construction inflation rate is determined by averaging the last 10 years. This amount has been calculated to 2.0% and is compounded annually. This amount has not been added to the current year. However, due to the current economy 3.0% has been used for the next 4 years, then 2.0% thereafter.

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

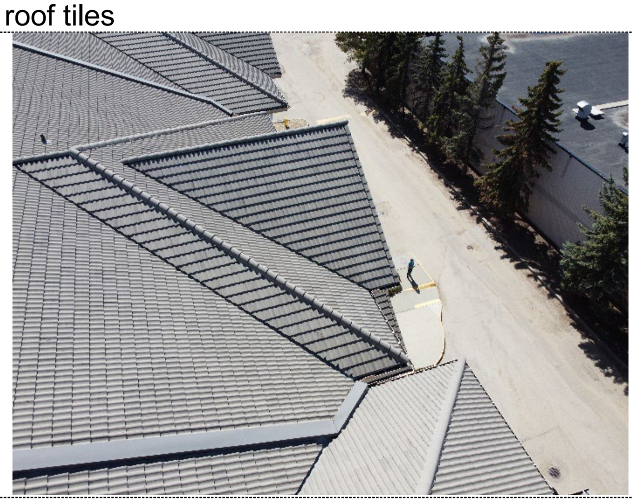
Current Replacement Cost:	Expected Life:	Effective Age	Remaining Life:
$53,550	5	0	5

Observations

- The roof is constructed with concrete tiles installed over an underlying waterproof membrane. While concrete tiles are typically considered a lifetime material and can last indefinitely, the membrane beneath them could deteriorate over time due to weathering and wear. At the time of inspection, the roof system appears to be in good condition, with no deficiencies observed.
- A small section of flat roofing is located under the A/C unit. This area of roofing is covered with an SBS membrane.

Pictures


Concrete roof tiles

Concrete roof tiles

Roofing – continued	
Recommendations for Replacement and/or Maintenance	
– Funds are allocated every 5 years to continue with ongoing repairs to roofing. Repairs include: replacing damaged tiles, replacing damaged membrane, etc. – The operating budget should include an amount for minor annual repairs to the roof system. – Complete roof replacement would exceed $1,000,000. Ongoing maintenance will ensure that complete replacement is not required.	
Projection	
Year Replacement Required:	*Cost of Replacement with Inflation:*
2032	$61,476

2.0 EAVESTROUGHS & DOWNSPOUTS

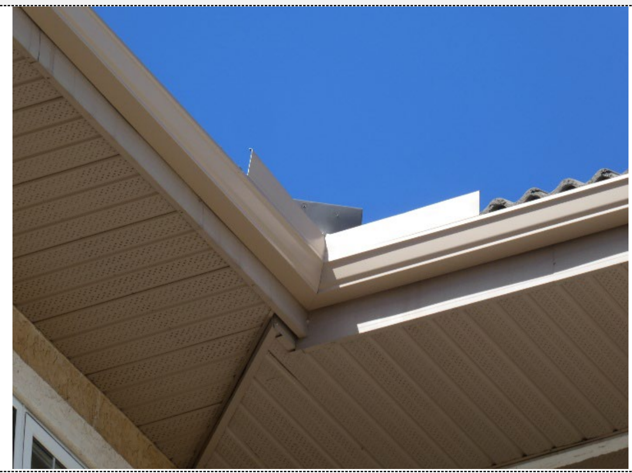
Current Replacement Cost:	Expected Life:	Effective Age:	Remaining Life:
$76,125	30	0	30

Observations

- Eavestroughs are securely fastened to fascia with hangers.
- Eavestroughs are free of debris.
- Downspouts terminate into eavestroughs, into drains and onto landscaping.
- Eavestroughs & downspouts were replaced this past year and are in good condition.
- Flashing has been added at inside corners of the eavestroughs.

Pictures

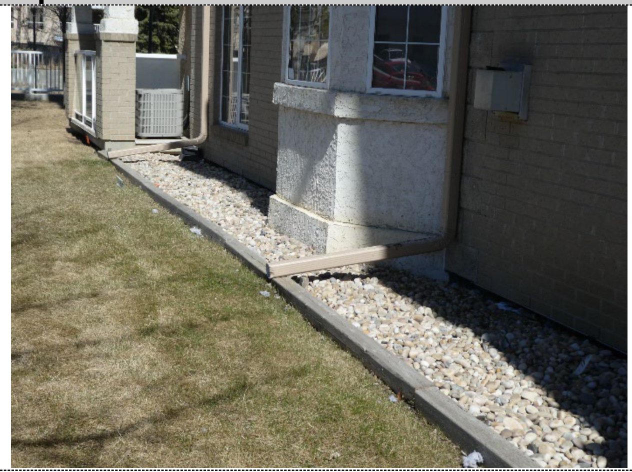
Typical eavestroughs



Flashing installed at inside corner

Upper downspout terminating into lower eavestrough

Downspout terminating into drain

Eavestroughs & Downspouts – continued	
	
Downspouts terminating onto landscaping	
Recommendations for Replacement and/or Maintenance	
– Eavestroughs & downspouts should be cleaned occasionally. – Cleaning should include minor repairs.	
Projection	
Year Replacement Required:	*Cost of Replacement with Inflation:*
30+	N/A

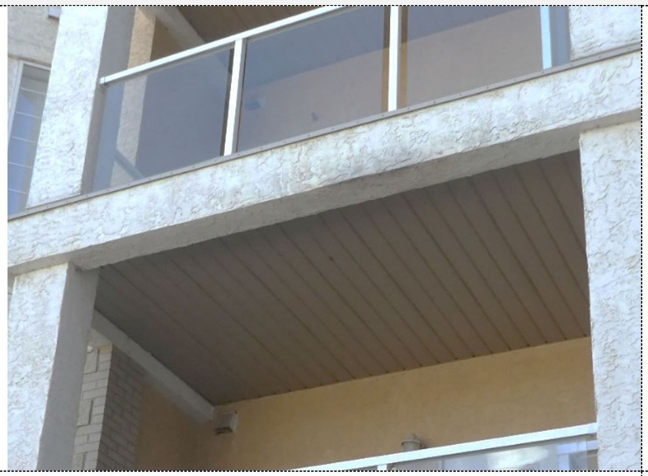
3.0 FASCIA & SOFFIT

Current Replacement Cost:		Expected Life:	Effective Age:	Remaining Life:
Fascia	$21,000	50	20	30
Soffit	$168,735	50	20	30

Observations

- Prefinished metal fascia is installed at all roof terminations.
- Soffit is vented painted metal and is installed at all roof overhangs and below balconies. Vented soffit allows for air into the attic spaces.
- Fascia was repaired this past year when eavestroughs were replaced.
- Fascia & soffit are original and in good condition.

Pictures



Balcony soffit

Fascia & soffit at roof overhang

Fascia & soffit

Fascia & Soffit – continued		
Recommendations for Replacement and/or Maintenance		
– Inspect annually, repair as necessary.		
Projection		
Year Replacement Required:		*Cost of Replacement with Inflation:*
Fascia	30+	NA
Soffit	30+	NA

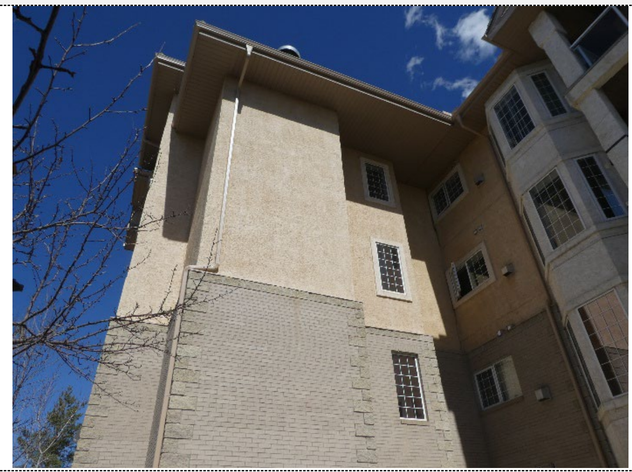
4.0 EXTERIOR FINISHES – MAJOR REPAIR

Current Replacement Cost:	Expected Life:	Effective Age:	Remaining Life:
$68,250	4	2	2

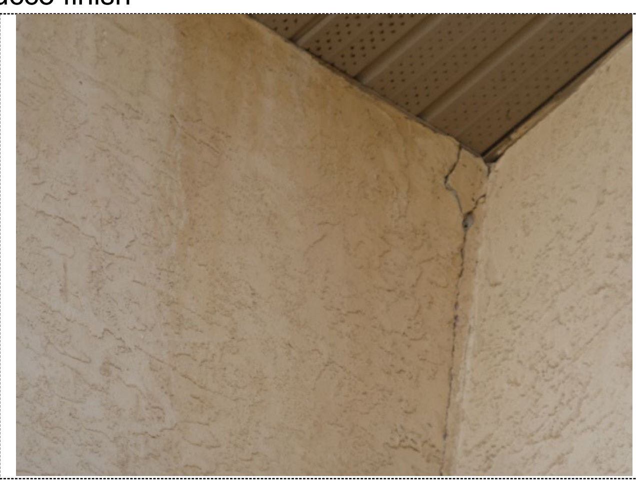
Observations

- The building is clad with stucco and brick veneer.
- Brick & stucco should not require complete replacement if regular maintenance & repair as completed.
- Brick is in good condition.
- Stucco is evidencing discoloration & cracking in some locations.
- Stucco deterioration is noted on architectural reveals.
- Parging is installed below the stucco to grade at some areas.

Pictures

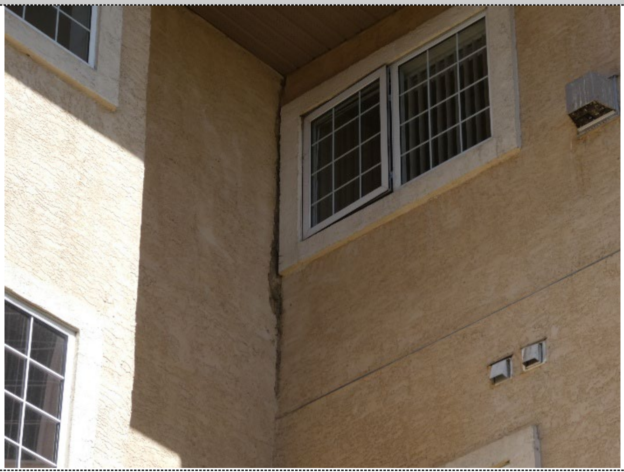
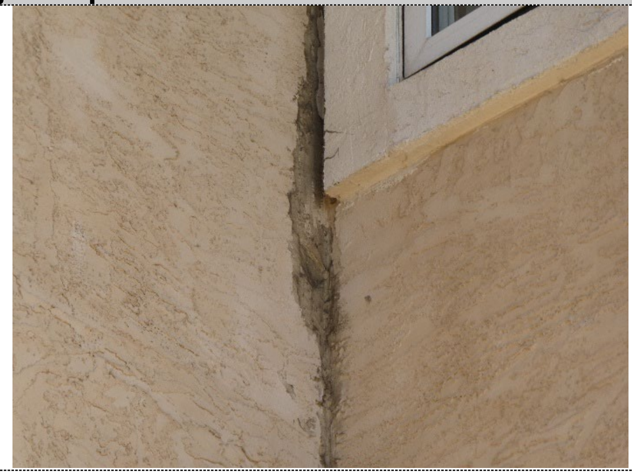



Brick & stucco finish

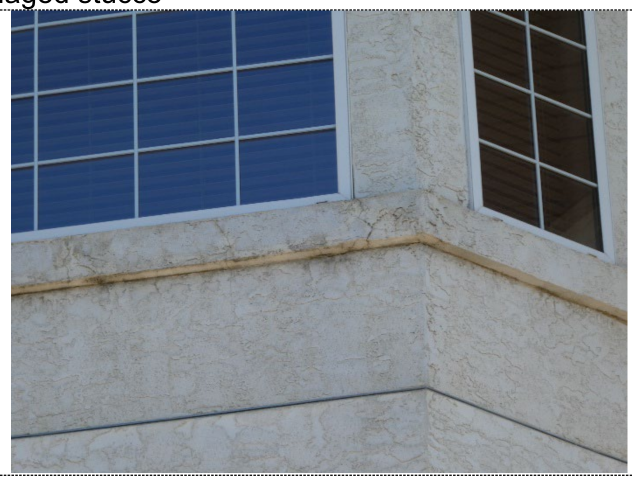



Cracked stucco

Exterior Finishes – Major Repair – continued

Cracked/damaged stucco

Deteriorated stucco – architectural reveals

Parging

Damaged stucco

Exterior Finishes – Major Repair – continued	
Recommendations for Replacement and/or Maintenance	
– Funds are allocated every 4 years to repair exterior finishes. Ongoing repair will ensure that complete replacement is not required. Repair damages within the next 2 years.	
Projection	
Year Replacement Required:	*Cost of Replacement with Inflation:*
2029	$72,406

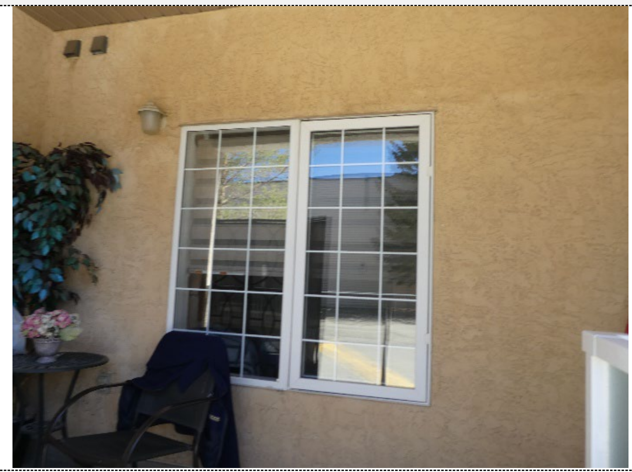
5.0 WINDOWS

Current Replacement Cost:		Expected Life:	Effective Age:	Remaining Life:
1/3	$214,200	35	23	12
1/3	$214,200	35	22	13
1/3	$214,200	35	21	14

Observations

– All windows are original and in fair condition.

Pictures

Unit windows


Interior view of windows

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

Year Replacement Required:		*Cost of Replacement with Inflation:*
1/3	2039	$282,468
1/3	2040	$288,118
1/3	2041	$293,880

6.0 DOORS

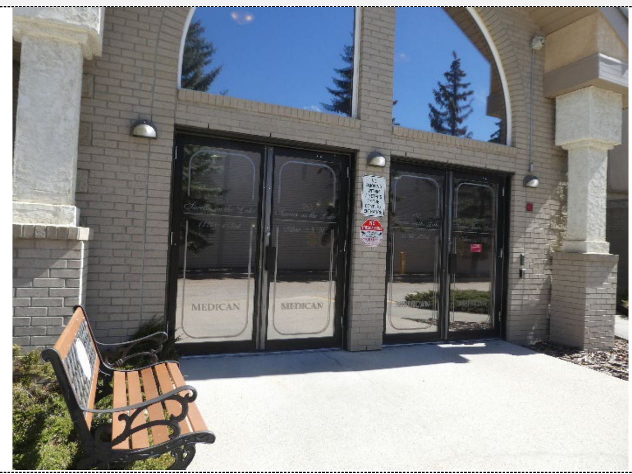
Current Replacement Cost:		Expected Life:	Effective Age:	Remaining Life:
Balcony	$151,200	40	23	17
Building Entrance	$16,800	45	23	22
Interior	$157,500	60	23	37

Observations

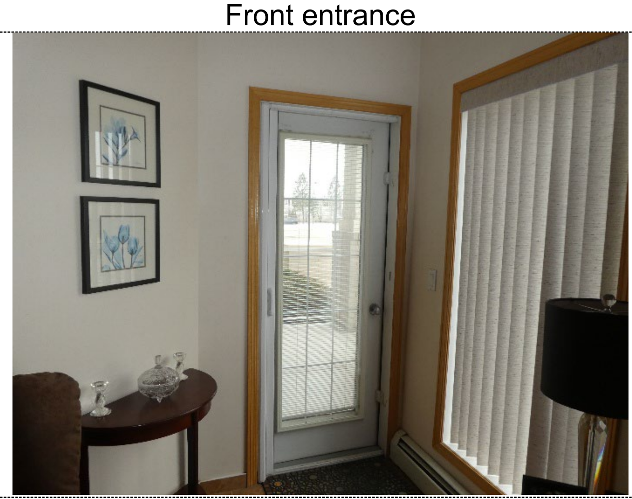
- The front entrance consists of 2 double glass exterior doors & 2 double glass interior doors.
- Single glass doors are located at stairwell entrances.
- Interior doors include: unit, stairwell, hallway, common room, etc.
- Each unit has a balcony door.
- All doors are original and in good condition.

Pictures

Stairwell entrance



Front entrance



Balcony doors

Doors – continued

	
Interior unit doors	Stairwell door

Recommendations for Replacement and/or Maintenance

– Regular maintenance of doors includes periodic inspection for failed weather stripping, and sealant (especially in lower corners), and damaged or inoperable hardware, and repair as required.

Projection

Year Replacement Required:		*Cost of Replacement with Inflation:*
Balcony	2044	$220,142
Building Entrance	2049	$27,006
Interior	30+	N/A

7.0 BALCONIES

Current Replacement Cost:		Expected Life:	Effective Age:	Remaining Life:
Membranes - 50%	$278,775	30	23	7
Membranes - 50%	$278,775	30	22	8
Railings - 50%	$128,625	50	23	27
Railings - 50%	$128,625	50	22	28
Fascia & Columns - 50%	$94,500	30	23	7
Fascia & Columns - 50%	$94,500	30	22	8

Observations

- Balconies consist of a wood structure, plywood decking, PVC membrane, stucco clad fascia & columns and metal and glass railings.
- Balconies were repaired in 2021. This included adding a clamping bar to curling membranes & patching damaged membranes.
- Balcony membranes are nearing the end of their effective life.
- Railings are in good condition.
- Balcony fascia and column cladding is evidencing deterioration.

Pictures


Typical balconies

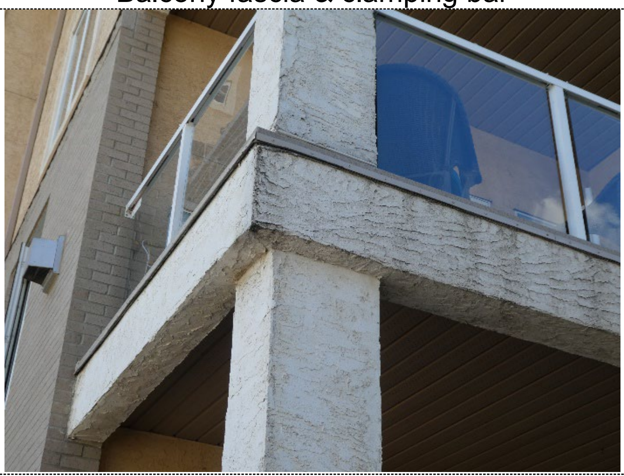

Balcony membrane

Balconies – continued	
	
Balcony railings	Balcony membrane
	
Balcony fascia & post cladding	Balcony membrane
	
Stucco fascia discolored	Clamping bar installation on balcony membrane

Balconies – continued


Balcony fascia & clamping bar


Discolored fascia

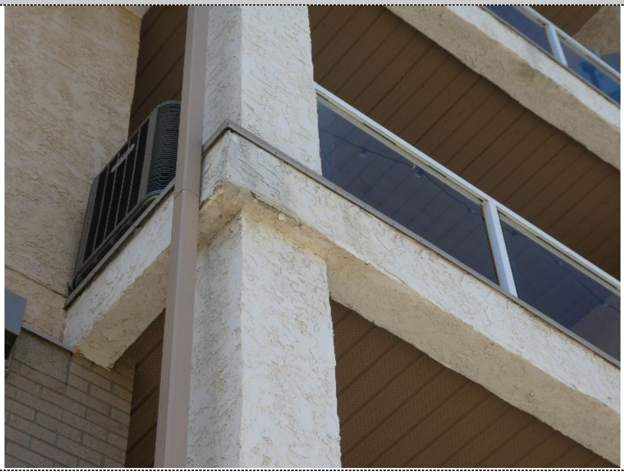
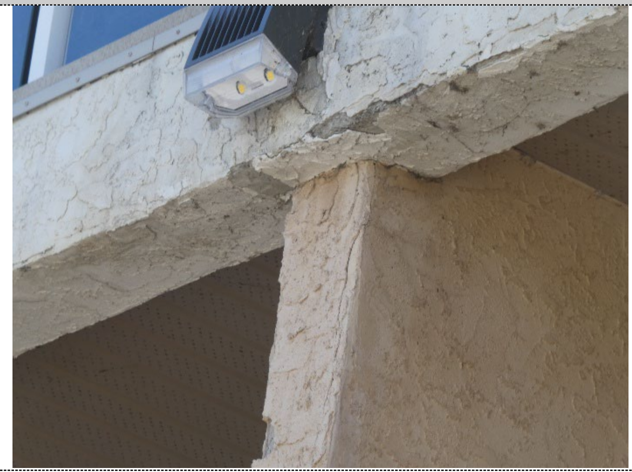

Discolored fascia


Balcony membrane

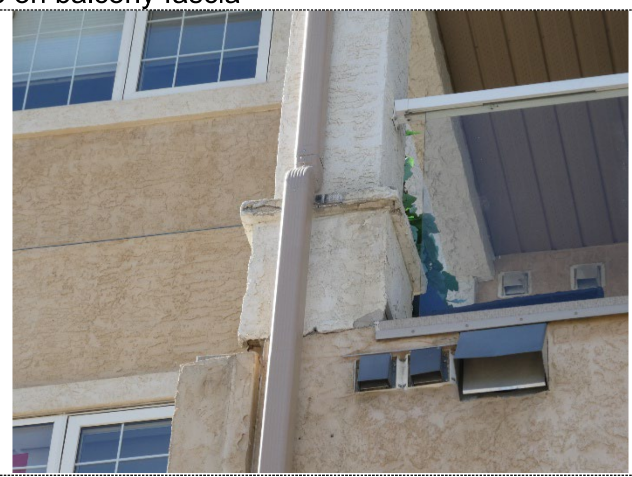

Discolored fascia


Balcony membrane

Balconies – continued

Deteriorated stucco on balcony fascia

Deteriorated stucco

Recommendations for Replacement and/or Maintenance

- Balcony membranes will require replacement within the next 7 – 8 years.
- Stucco covered balcony posts & fascia should be replaced with vinyl/metal within the next 7 – 8 years in conjunction with membrane replacement.

Projection

Year Replacement Required:		*Cost of Replacement with Inflation:*
Membranes - 50%	2034	$332,969
Membranes - 50%	2035	$339,628
Railings - 50%	2054	$228,285
Railings - 50%	2055	$232,851
Fascia & Columns - 50%	2034	$112,871
Fascia & Columns - 50%	2035	$115,128

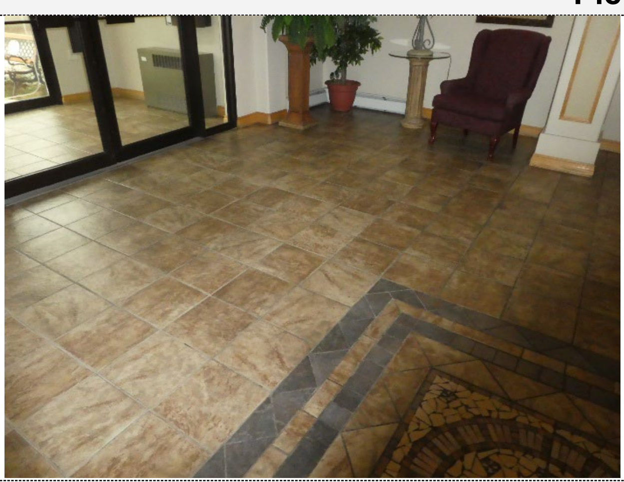
8.0 INTERIOR FLOORING FINISHES

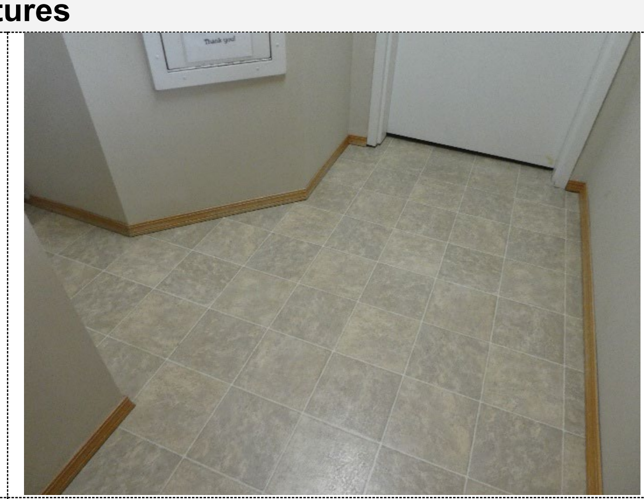
Current Replacement Cost:		Expected Life:	Effective Age:	Remaining Life:
Carpet - Common Rms	$36,036	30	30	0
Laminate - Guest Suites	$7,896	30	6	24
Carpet - Hallways	$121,800	30	29	1
Carpet - Stairwells	$17,325	30	29	1
Laminate	$4,452	20	4	16
Linoleum	$5,586	30	23	7
Tile - Lobby	$29,925	40	23	17
Tile - Pool	$35,385	40	23	17
Tile - Pool - Refurb	$3,539	5	4	1
Pool - Paint/Membrane	$17,115	15	4	11

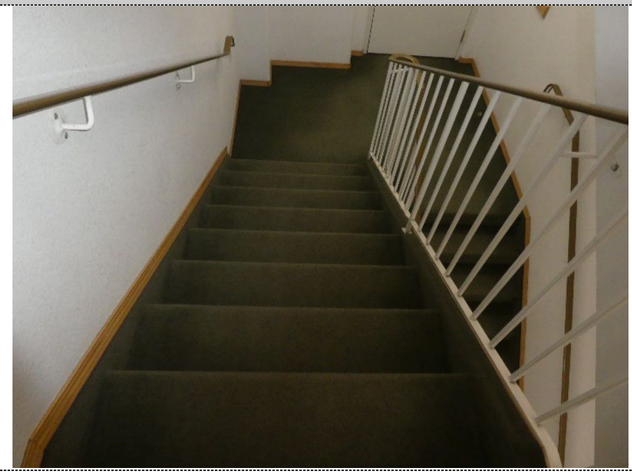
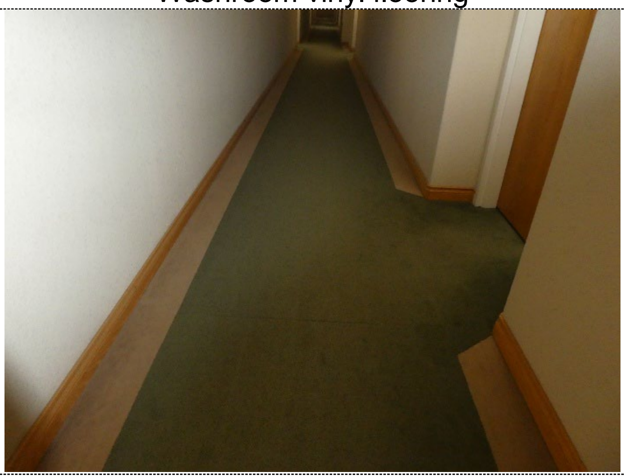
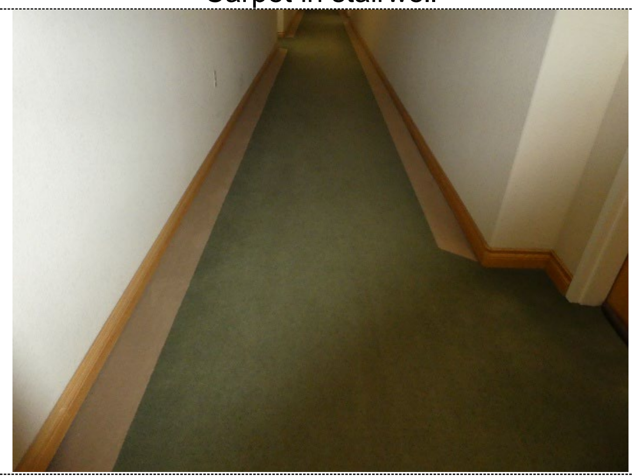
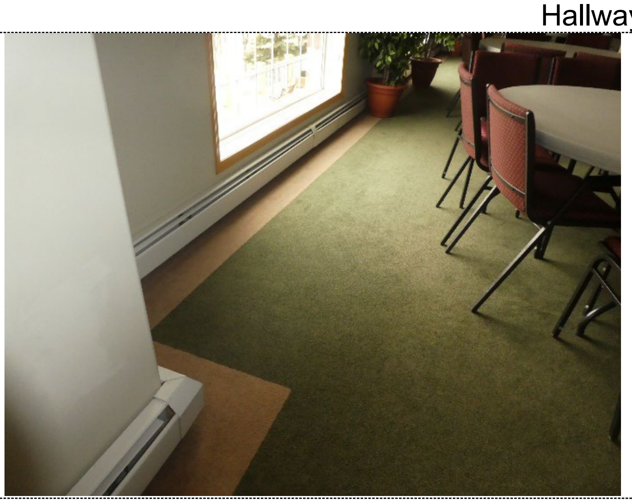
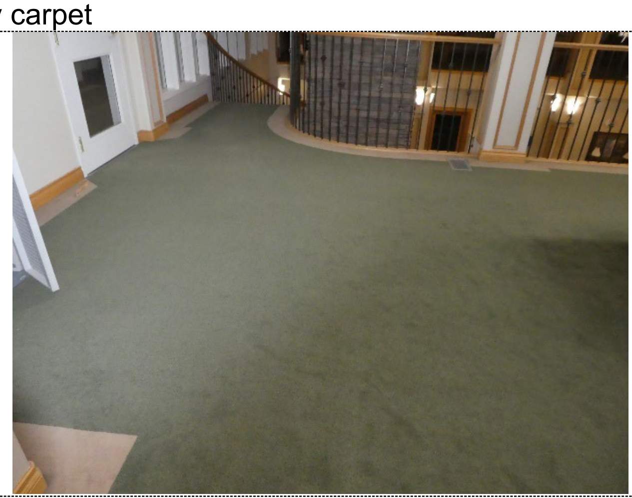
Observations

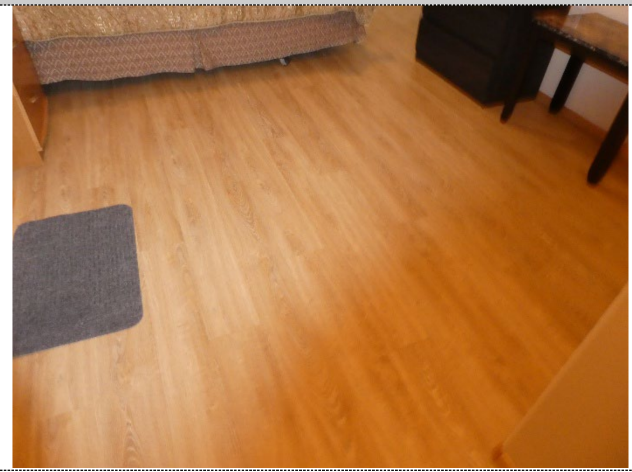
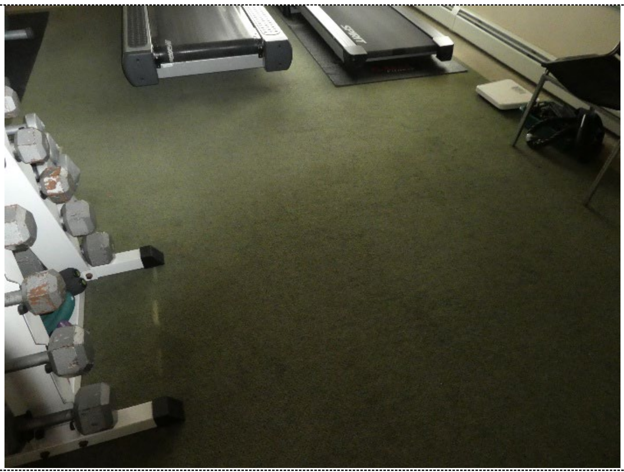
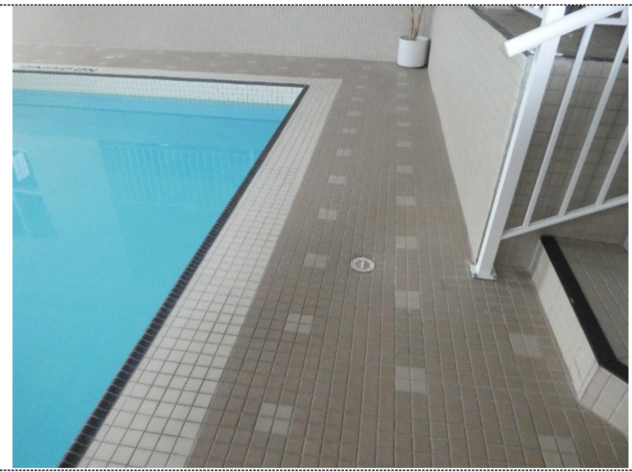
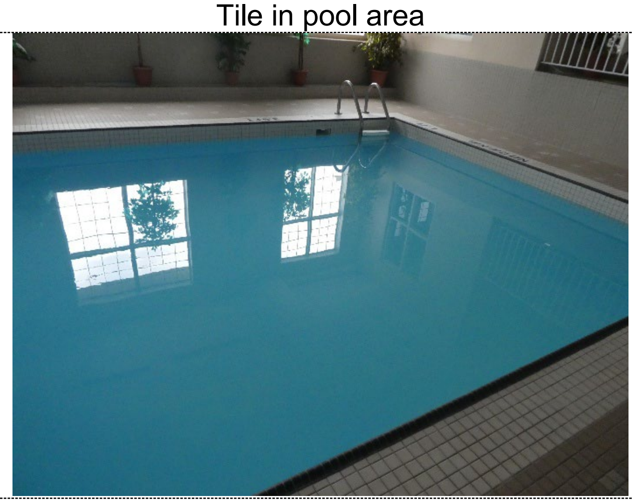
- Carpet is installed in the hallways, lobby, stairwells & amenities/social rooms.
- Carpet is original and is at the end of its effective life.
- Tile is installed in the front lobby & pool area. Tile is all original. Some damage was noted in the pool area.
- Linoleum (vinyl flooring) is installed in the washrooms, kitchen, garbage rooms & stairwell exits. Linoleum is in fair condition.
- Laminate is installed in the social room & guest rooms and is in good condition.
- The pool membrane/paint finish was recently replaced and is in good condition.

Pictures


Lobby tile


Garbage room vinyl

Interior Flooring Finishes – continued	
	
Washroom vinyl flooring	Carpet in stairwell
	
Hallway carpet	
	
Social room carpet	Amenities room (2nd floor) carpet

Interior Flooring Finishes – continued	
	
Social room laminate	Guest room laminate
	
Gym area – carpet	Tile in pool area
	
Minor damage to tile	Pool finish

Interior Flooring Finishes – continued		
Recommendations for Replacement and/or Maintenance		
– Follow manufacturer's recommendations for care and cleaning of all flooring finishes. – Replace carpet in all common rooms this year. – Replace hallway & stairwell carpet within the next year. – Funds are allocated next year and every 5 years to repair damage tile flooring in the pool area.		
Projection		
Year Replacement Required:		*Cost of Replacement with Inflation:*
Carpet - Common Rms	2027	$36,036
Laminate - Guest Suites	2051	$13,206
Carpet - Hallways	2028	$125,454
Carpet - Stairwells	2028	$17,845
Laminate	2043	$6,355
Linoleum	2034	$6,672
Tile - Lobby	2044	$43,570
Tile - Pool	2044	$51,519
Tile - Pool - Refurb	2028	$3,645
Pool - Paint/Membrane	2038	$22,127

9.0 INTERIOR PAINT FINISHES

Current Replacement Cost:		Expected Life:	Effective Age:	Remaining Life:
Main Floor Common Rooms	$5,000	25	25	0
2nd Floor Common Rooms	$15,000	25	25	0
Guest Suites	$5,919	25	19	6
Washrooms/Kitchen	$3,793	25	19	6
Hallways	$119,238	25	24	1
Stairwells	$17,976	25	24	1
Pool Room	$3,537	25	19	6

Observations

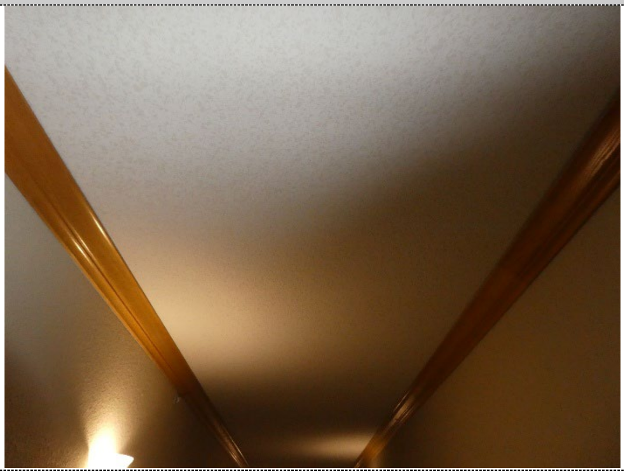
- All interior paint finishes are original and in fair condition.
- Some settlement cracking was noted in a few locations.

Pictures


Settlement cracking (northwest corner)

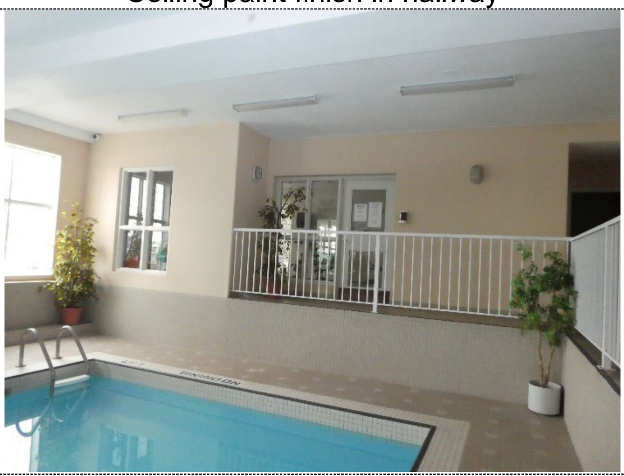

Stairwell paint finish

Interior Paint Finishes – continued

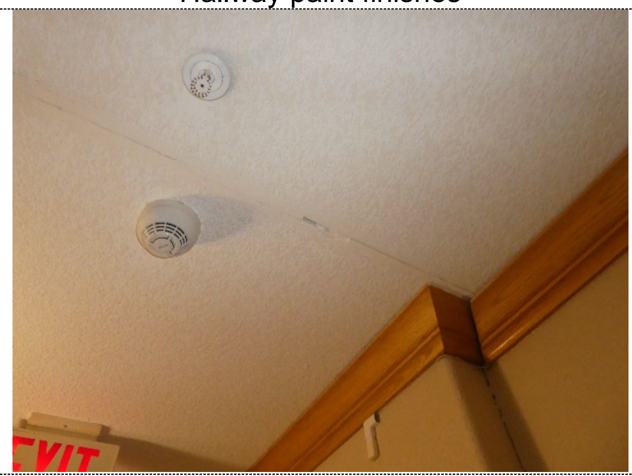


Ceiling paint finish in hallway

Hallway paint finishes



Pool area paint finishes



Cracking in ceiling

Recommendations for Replacement and/or Maintenance

- Main floor & 2nd floor common areas should be painted this year.
- Hallways & stairwells should be painted next year.
- Painting should be completed after carpet installation. It is more effective to cover flooring properly than repair damages to freshly painted walls due to carpet removal & installation.

Projection

Year Replacement Required:		*Cost of Replacement with Inflation:*
Main Floor Common Rooms	2027	$5,000
2nd Floor Common Rooms	2027	$15,000
Guest Suites	2033	$6,931
Washrooms/Kitchen	2033	$4,442
Hallways	2028	$122,815
Stairwells	2028	$18,515
Pool Room	2033	$4,142

10.0 MAILBOXES

Current Replacement Cost:	Expected Life:	Effective Age:	Remaining Life:
$18,900	35	23	12

Observations

- Unit mailboxes are located on the main floor.
- Mailboxes are recessed stainless steel and are original.
- Mailboxes are in good condition.

Pictures

Unit mailboxes

Recommendations for Replacement and/or Maintenance

- Repair as needed.

Projection

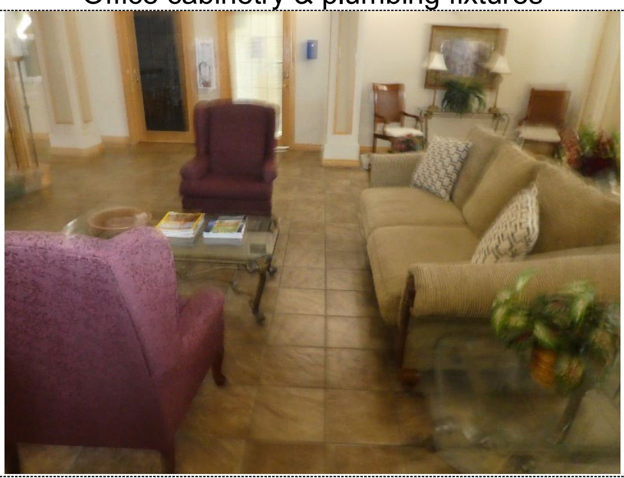
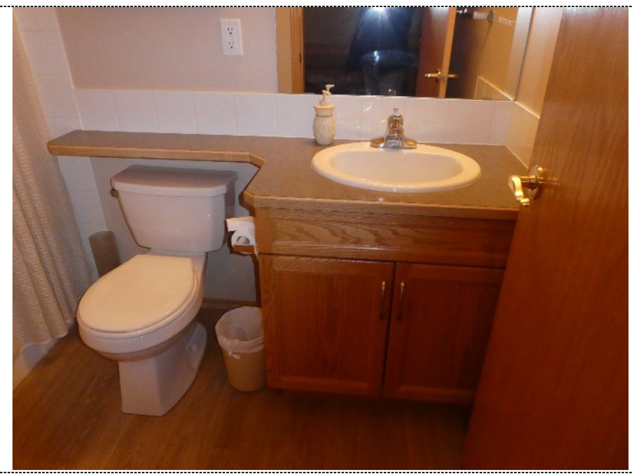
Year Replacement Required:	*Cost of Replacement with Inflation:*
2038	$24,924

11.0 MISCELLANEOUS FURNITURE

Current Replacement Cost:		Expected Life:	Effective Age:	Remaining Life:
Washroom & Misc Plumbing Fixtures	$5,250	8	2	6
Common Rooms Furniture	$30,000	20	20	0
Exterior Patio Furniture	$4,200	10	4	6
Guest Suite Furniture	$8,400	10	4	6
Art & Décor	$15,000	20	20	0
Exercise Equipment	$4,725	6	0	6
Appliances	$2,625	10	0	10
Cabinetry	$7,875	35	23	12
Computer & Electronics	$6,300	5	0	5

Observations

- There are 5 washrooms. Each washroom has 1 toilet & 1 sink. Washrooms in the pool area each have a shower. Each guest room has a washroom that includes: toilet, sink & tub/shower combo.
- Miscellaneous plumbing fixtures include a sink in the kitchen, library & office.
- Plumbing fixtures (toilets, sinks & showers) are original and in fair condition.
- Common/amenities room furniture includes: tables, chairs, sofas, arm chairs, side tables, book shelves, desks, pool tables, shuffle board table, etc. All common area furniture is original.
- Exterior patio furniture consists of tables & chairs.
- There is a guest room on each floor. Guest room furniture includes bed, night stand, dresser, small table & chairs, and a television.
- Workshop tools are common property. Tools vary in condition.
- Exercise equipment consist of: 2 treadmills, 1 bike & weights.
- Appliances and cabinetry are installed in the kitchen, washrooms, library & office. Appliances consist of stove, microwaves, dishwasher, refrigerator & miscellaneous small appliances.
- Computer equipment in the office consists of laptop, desktop, printers, etc.

Misc. Furniture – continued	
Pictures	
	
Office cabinetry & plumbing fixtures	Office furniture
	
Lobby furniture	Guest room washroom fixtures
	
Guest room furniture	Social room furniture

Misc. Furniture – continued	
	
Social room furniture	
	
Exercise equipment	Cabinetry, plumbing fixtures & appliances in main floor library
	
Library furniture	Exterior patio furniture

Misc. Furniture – continued		
Recommendations for Replacement and/or Maintenance		
– Funds are allocated to repair/replace furniture, plumbing fixtures, electronics, appliances & exercise equipment as needed. – Continue with planned replacement of furniture, art & décor this year.		
Projection		
Year Replacement Required:		*Cost of Replacement with Inflation:*
Washroom & Misc Plumbing Fixtures	2033	$6,148
Common Rooms Furniture	2027	$30,000
Exterior Patio Furniture	2033	$4,918
Guest Suite Furniture	2033	$9,836
Art & Décor	2027	$15,000
Exercise Equipment	2033	$5,533
Appliances	2037	$3,327
Cabinetry	2039	$10,385
Computer & Electronics	2032	$7,233

12.0 LIGHTING

Current Replacement Cost:		Expected Life:	Effective Age:	Remaining Life:
Interior - Hallway Wall	$37,800	35	2	33
Interior - Above Unit Doors	$31,500	30	10	20
Interior - Misc Incandescent	$10,238	35	15	20
Interior - Fluorescent	$36,750	30	15	15
Specialty Interior	$4,095	35	23	12
Emergency	$12,469	30	23	7
Exit	$13,781	30	23	7
Parkade	$54,863	30	9	21
Exterior Unit	$18,900	30	23	7
Exterior Building	$6,300	30	10	20

Observations

- Wall mounted sconces in the hallways were recently upgraded to LED. These fixtures are in good condition.
- Lighting above unit doors was also upgraded to LED approximately 10 years ago and is in good condition.
- Miscellaneous interior incandescent light fixtures are installed in some amenities rooms. These lights are in fair condition.
- Interior fluorescent lighting is installed in the pool area, stairwells, gym, and other amenities rooms. Interior fluorescent lighting is in fair condition.
- Specialty lighting includes pool table lights and any chandeliers. These light fixtures are original and in fair condition.
- Emergency & exit lighting is original and nearing the end of its effective life.
- Parkade lighting was replaced approximately 9 years ago and is in good condition.
- Exterior unit light fixtures are original. LED retrofits may have been completed in 2016, however the fixture is original.
- Exterior building lighting was upgraded in 2016 and is in good condition.

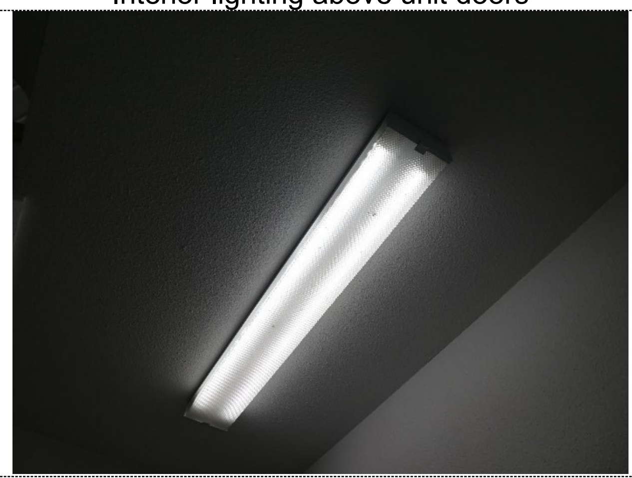
Lighting – continued

Pictures

Interior hallway lighting

Interior lighting above unit doors

Miscellaneous incandescent lighting

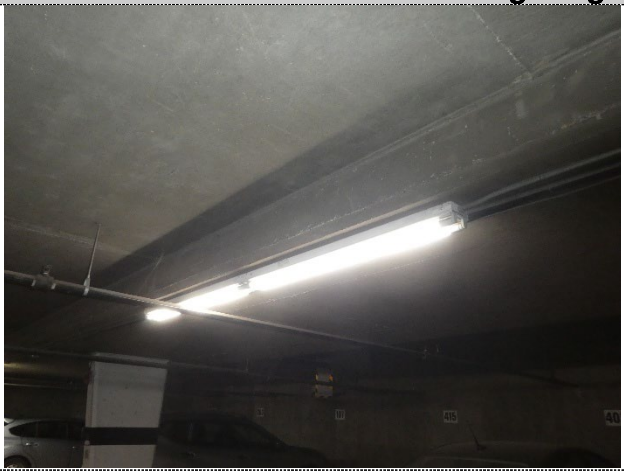


Stairwell lighting

Emergency lighting

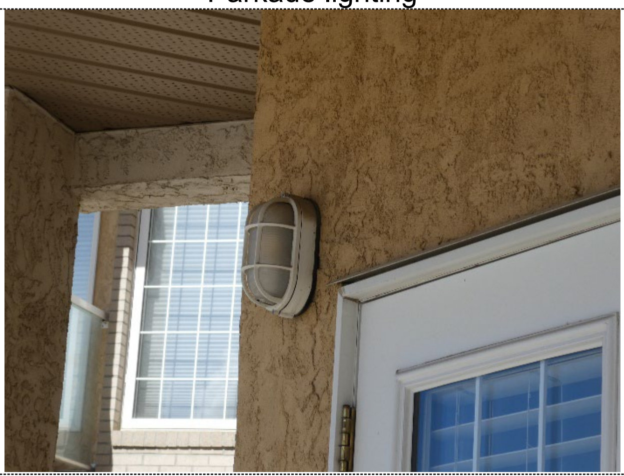
Exit signage/lighting

Lighting – continued

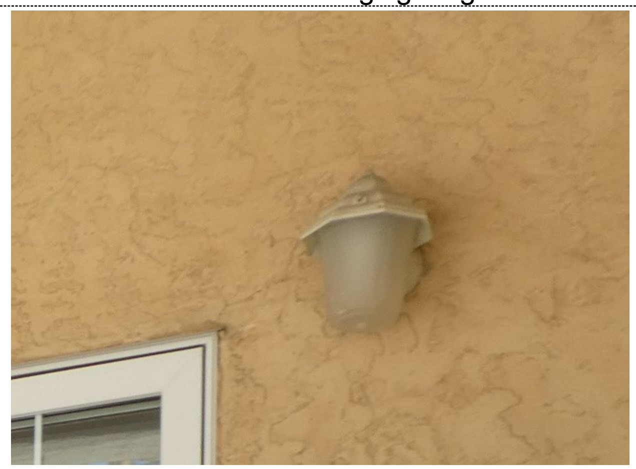


Parkade lighting

Exterior building lighting



Replaced unit lighting



Typical unit lighting

Recommendations for Replacement and/or Maintenance

– Replace as needed.

Projection

Year Replacement Required:		*Cost of Replacement with Inflation:*
Interior - Hallway Wall	30+	N/A
Interior - Above Unit Doors	2047	$48,670
Interior - Misc Incandescent	2047	$15,818
Interior - Fluorescent	2042	$51,429
Specialty Interior	2039	$5,400
Emergency	2034	$14,893
Exit	2034	$16,460
Parkade	2048	$86,462
Exterior Unit	2034	$22,574
Exterior Building	2047	$9,734

13.0 ELECTRICAL DISTRIBUTION

Current Replacement Cost:		Expected Life:	Effective Age:	Remaining Life:
Electrical Distribution	$297,675	60	23	37
Major Repair	$15,750	10	0	10

Observations

- Electrical distribution for the building is in good condition.

Pictures


Breaker panel


Electrical distribution


Transformer

Recommendations for Replacement and/or Maintenance

- Electrical components should be included in a regular maintenance schedule.
- Funds are allocated every 10 years to complete major repairs to electrical distribution. Repair as needed.

Projection

Year Replacement Required:		*Cost of Replacement with Inflation:*
Electrical Distribution	30+	N/A
Major Repair	2037	$19,963

14.0 SECURITY SYSTEMS

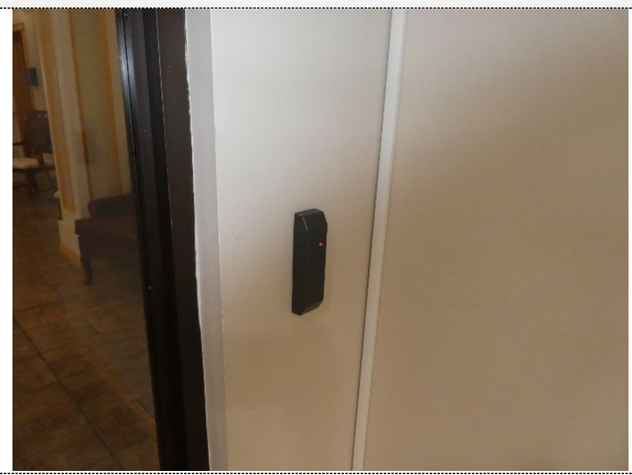
Current Replacement Cost:		Expected Life:	Effective Age:	Remaining Life:
Intercom System	$4,725	30	5	25
Access System - Fob	$6,563	30	23	7
Security Camera System	$5,250	5	0	5
Handicap Access System	$10,763	20	1	19

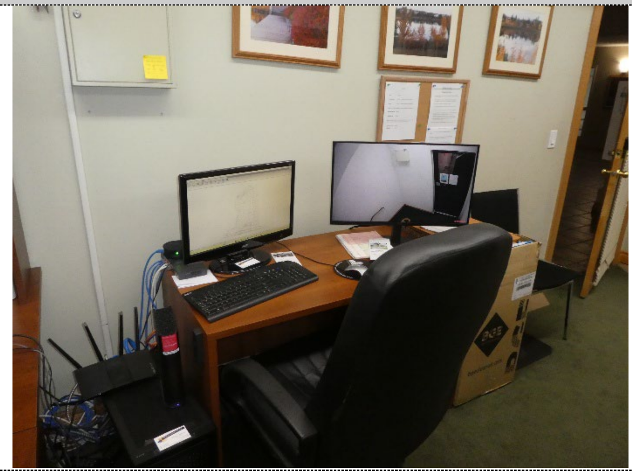
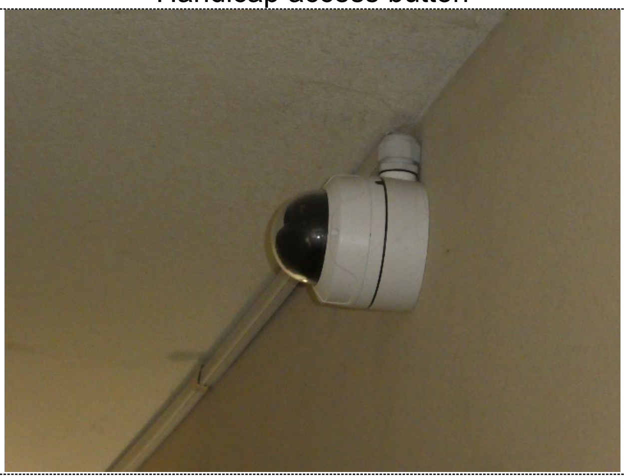
Observations

- A Kanteck intercom panel is located at the front entrance between the security doors. Intercom panel/system was replaced approximately 5 years ago and is in good condition.
- A fob proximity reader system is installed at all exterior building doors for security. System is in fair condition.
- The security camera system consists of a recording devise in the office and multiple cameras throughout the interior & exterior of the building.
- A handicap access system has been installed at the front entrance within the last year. This system opens the front entrance door remotely for handicap access.

Pictures

Intercom panel


Fob proximity reader

Security Systems – continued	
	
Handicap access button	Security camera recording/viewing
	
Interior camera	Exterior camera
	
Parkade camera	Interior camera at entrance

Security Systems – continued		
Recommendations for Replacement and/or Maintenance		
– Funds are allocated every 5 years to upgrade components of the security camera system as required.		
Projection		
Year Replacement Required:		*Cost of Replacement with Inflation:*
Intercom System	2052	$8,060
Access System - Fob	2034	$7,838
Security Camera System	2032	$6,027
Handicap Access System	2046	$16,303

15.0 FIRE ALARM SYSTEM

Current Replacement Cost:		Expected Life:	Effective Age:	Remaining Life:
Panel	$18,900	40	5	35
Component Allowance	$9,450	5	0	5
Sprinkler Repair Allowance	$5,775	5	0	5
Mechanical	$26,250	40	22	18

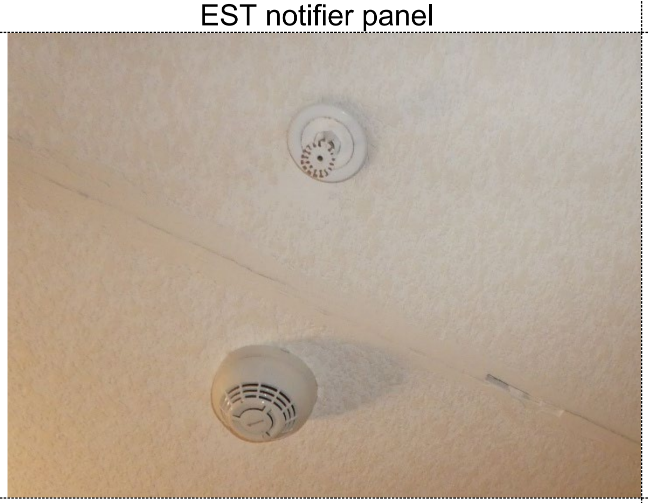
Observations

- Fire alarm system consists of an EST notifier panel at the front entrance.
- Extinguishers, smoke detectors, alarms, pull stations & sprinklers are installed throughout the building.
- Hallway doors have release mechanisms that automatically shut the doors.
- Fire alarm system is in good condition.

Pictures

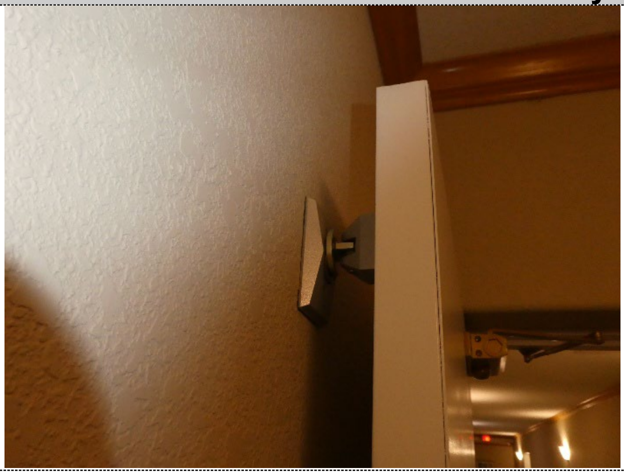

EST notifier panel

Evacuation map

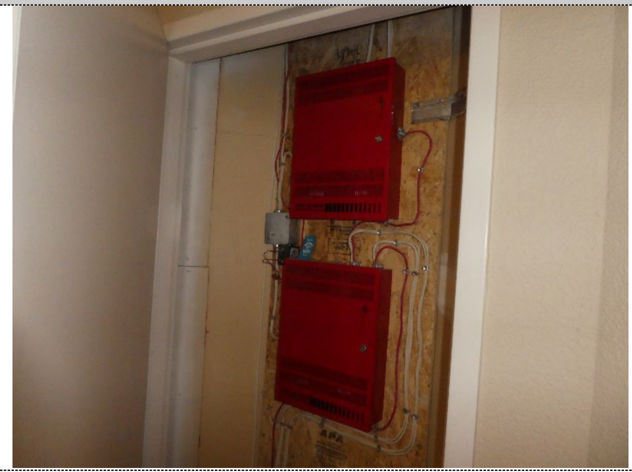

Sprinkler & smoke detector


Alarm & extinguisher

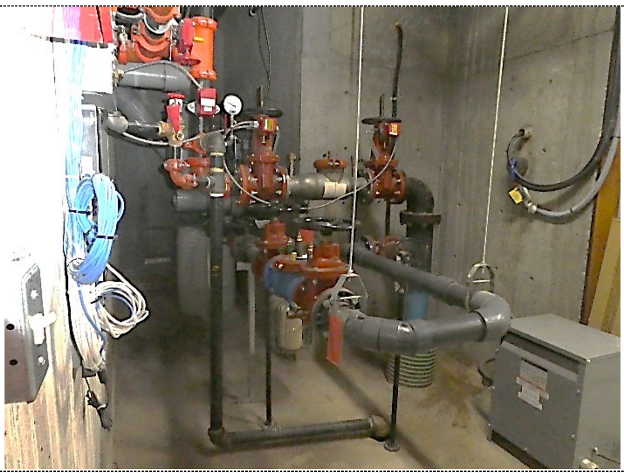
Fire Alarm System – continued



Fire release mechanism



Booster panels



Mechanical components

Recommendations for Replacement and/or Maintenance

- Funds are allocated every 5 years to upgrade alarm components such as extinguishers, alarms, smoke detectors, etc as needed.
- Funds are allocated every 5 years to repair/upgrade damaged sprinklers.

Projection

Year Replacement Required:		*Cost of Replacement with Inflation:*
Panel	30+	N/A
Component Allowance	2032	$10,849
Sprinkler Repair Allowance	2032	$6,630
Mechanical	2045	$38,983

16.0 ELEVATORS

Current Replacement Cost:		Expected Life:	Effective Age:	Remaining Life:
Modernization - #1	$131,250	40	25	15
Modernization - #2	$131,250	40	23	17
Modernization - #3	$131,250	40	21	19
Major Repair	$25,830	20	15	5

Observations

- The building is serviced by 3 Otis hydraulic elevators.
- Elevators are located: south end, north end & middle.
- Elevators are original and in fair condition.

Pictures

Typical elevator door & hydraulics

Recommendations for Replacement and/or Maintenance

- Funds are allocated within the next 5 years to complete major repairs to all 3 elevators.

Projection

Year Replacement Required:		*Cost of Replacement with Inflation:*
Modernization - #1	2042	$183,675
Modernization - #2	2044	$191,095
Modernization - #3	2046	$198,816
Major Repair	2032	$29,653

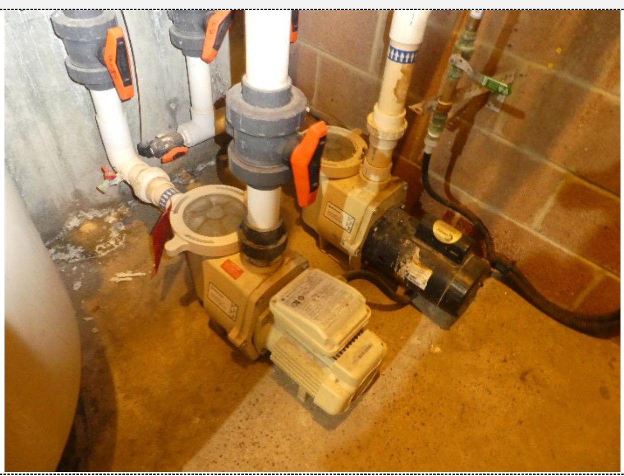
17.0 MECHANICAL – POOL

Current Replacement Cost:		Expected Life:	Effective Age:	Remaining Life:
Filters	$3,150	30	23	7
Pumps	$3,150	20	4	16
Water Chemistry Controller	$3,000	4	0	4
Peristaltic Pumps	$3,150	20	4	16
Chlorine Generator	$2,100	30	23	7

Observations

- Pool mechanical consists of filters, pumps, water chemistry controller & chlorine generator.
- There are 2 Tagelus filters. Filters are original.
- There are 2 water pumps. These pumps were replaced approximately 4 years ago.
- There are 2 peristaltic pumps that were also replaced approximately 4 years ago.
- Chlorine generator is original.
- The water chemistry controller was also replaced approximately 4 years ago.
- The majority of the pool mechanical components have been recently replaced and are in good condition.
- Filters & chlorine generator are in fair condition.

Pictures


Pumps


Pool Pilot – Chlorine generator

Mechanical – Pool – continued

Peristaltic pumps & water chemistry

Filter

Recommendations for Replacement and/or Maintenance

– Continue with ongoing maintenance & repair.

Projection

Year Replacement Required:		*Cost of Replacement with Inflation:*
Filters	2034	$3,762
Pumps	2043	$4,496
Water Chemistry Controller	2031	$3,377
Peristaltic Pumps	2043	$4,496
Chlorine Generator	2034	$2,508

18.0 MECHANICAL – BOILERS

Current Replacement Cost:		Expected Life:	Effective Age:	Remaining Life:
#1	$52,500	40	23	17
#2	$52,500	40	22	18

Observations

– The building is serviced by 2 RBI boilers.
– Boilers are original and in fair condition.

Pictures

RBI heating boilers
M: 33HB24002EOSSSS
S: 080228996 & 080228995

Recommendations for Replacement and/or Maintenance

– Continue with regular maintenance.

Projection

Year Replacement Required:		*Cost of Replacement with Inflation:*
#1	2044	$76,438
#2	2045	$77,967

19.0 MECHANICAL – WATER

Current Replacement Cost:		Expected Life:	Effective Age:	Remaining Life:
Hot Water Tank #1	$19,315	14	0	14
Hot Water Tank #2	$19,315	14	0	14
Hot Water Tank #3	$19,315	14	11	3
Water Softener System	$7,875	15	3	12
Domestic Water & Heat Loop Piping	$10,500	5	0	5
Miscellaneous Mechanical Components	$15,750	3	0	3
Thermostats & Zone Valve Allowance	$16,800	10	0	10

Observations

- The building is serviced by 3 A.O.Smith 100 gal hot water heaters. 2 heaters were replaced in the 2025 fiscal year (Jan 2026 & Mar 2026). 1 heater is nearing the end of its effective life.
- The water softener system was installed recently and appears to be in good condition.
- Miscellaneous mechanical components include: pumps (water & sump), controllers, exhaust fans, expansion tanks, etc. All of these components vary in age and condition.
- Domestic water & heat loop piping runs through the building. Piping is original.
- Thermostats & zone valves are original.

Pictures

A.O.Smith hot water heaters – 100 Gal
M: BTRC400A 118 S: 9281001006 & 2547146128596 & 2609147289744

Sump pump location

Mechanical – Water – continued

Water softener system

Pumps

Recommendations for Replacement and/or Maintenance

- Replace one hot water heater (Oct 2015) within the next 3 years.
- Funds are allocated every 5 years to repair/replace damaged domestic water & heat loop piping. Repair/replace as needed.
- Funds are allocated every 3 years to replace miscellaneous mechanical components listed above. Replace as needed.

Projection

Year Replacement Required:		*Cost of Replacement with Inflation:*
Hot Water Tank #1	2041	$26,500
Hot Water Tank #2	2041	$26,500
Hot Water Tank #3	2030	$21,106
Water Softener System	2039	$10,385
Domestic Water & Heat Loop Piping	2032	$12,054
Miscellaneous Mechanical Components	2030	$17,210
Thermostats & Zone Valve Allowance	2037	$21,294

20.0 MECHANICAL – AIR

Current Replacement Cost:		Expected Life:	Effective Age:	Remaining Life:
Furnaces	$37,800	40	23	17
Makeup Air Unit - Pool	$36,750	45	22	23
Makeup Air Unit - Hallway	$36,750	45	22	23
A/C Unit - Roof	$15,750	30	23	7
A/C Units - Outside	$11,025	5	0	5

Observations

- The building is serviced by 2 Eng A furnaces located in the parkade & one hallway makeup air unit located in the attic space. The furnaces & the makeup air unit service the hallways.
- The parkade makeup air unit is located in the boiler room.
- There is one large carrier A/C unit installed on the roof and several small units located on the east & south side of the building.
- All furnaces, makeup air units are original.
- Small A/C units vary in age, size & manufacturer.

Pictures


Eng A furnaces – M: XE320HB

Mechanical – Air – continued

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

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

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

Smaller A/C units

Recommendations for Replacement and/or Maintenance

- Continue with regular maintenance and inspection.
- Funds are allocated to replace 3 small A/C units every 5 years. Replace as needed.

Projection

Year Replacement Required:		*Cost of Replacement with Inflation:*
Furnaces	2044	$55,036
Makeup Air Unit - Pool	2050	$60,257
Makeup Air Unit - Hallway	2050	$60,257
A/C Unit - Roof	2034	$18,812
A/C Units - Outside	2032	$12,657

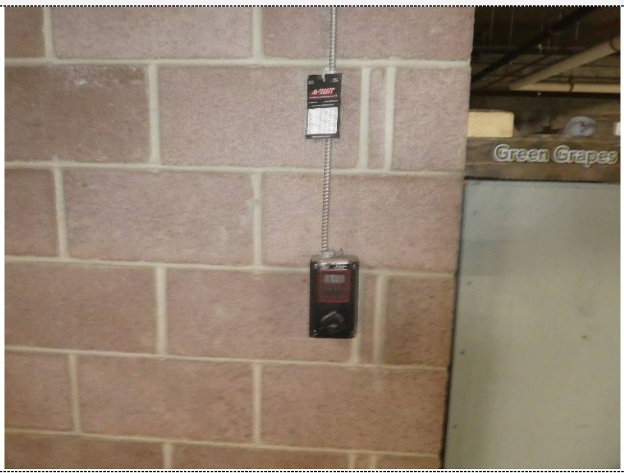
21.0 MECHANICAL – PARKADE AIR

Current Replacement Cost:		Expected Life:	Effective Age:	Remaining Life:
Makeup Air Unit	$36,750	45	22	23
Exhaust Fan	$13,125	45	22	23
Fan Coil Heaters	$7,560	35	23	12
CO2 Monitor	$5,460	20	9	11

Observations

- Air is circulated in the parkade by an ICE makeup air unit, exhaust fans & heaters.
- Makeup air unit, exhaust fans & heaters are original and in fair condition.
- A QEL gas monitoring system is installed in the parkade. This system was replaced approximately 9 years ago and is in fair condition.

Pictures



QEL gas monitor

Exhaust fan


ICE makeup air unit
M:BMA136XDA
S: 27945B0209


Fan coil heater

Mechanical – Parkade Air – continued		
Recommendations for Replacement and/or Maintenance		
– Continue with regular maintenance and inspection.		
Projection		
Year Replacement Required:		*Cost of Replacement with Inflation:*
Makeup Air Unit	2050	$60,257
Exhaust Fan	2050	$21,520
Fan Coil Heaters	2039	$9,969
CO2 Monitor	2038	$7,059

22.0 OVERHEAD PARKADE DOORS

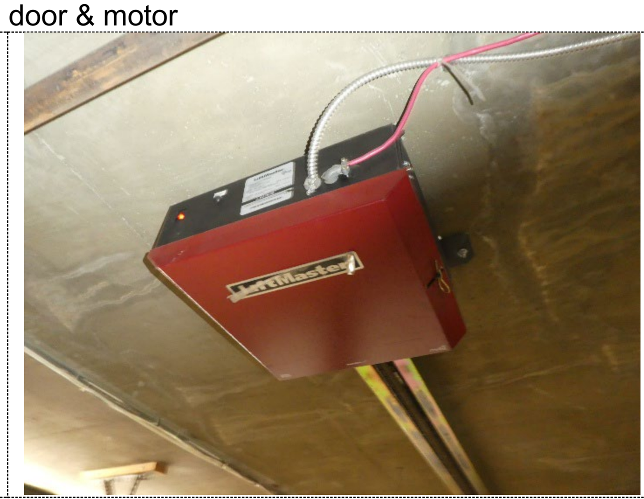
Current Replacement Cost:		Expected Life:	Effective Age:	Remaining Life:
Motors	$6,300	20	8	12
Reader/Controller	$21,000	20	2	18
Overhead Parkade Door #1	$2,625	15	8	7
Overhead Parkade Door #2	$2,625	15	8	7

Observations

- There are 2 overhead parkade doors for vehicle access/exit.
- Doors & motors are not original and appear to be in good condition.
- The reader/controller was recently replaced and is in good condition.

Pictures

Exit parkade door & motor



Entrance parkade door & motor

Overhead Parkade Doors – continued		
Recommendations for Replacement and/or Maintenance		
– Doors can generally last indefinitely and are usually replaced due to impact.		
Projection		
Year Replacement Required:		*Cost of Replacement with Inflation:*
Motors	2039	$8,308
Reader/Controller	2045	$31,187
Overhead Parkade Door #1	2034	$3,135
Overhead Parkade Door #2	2034	$3,135

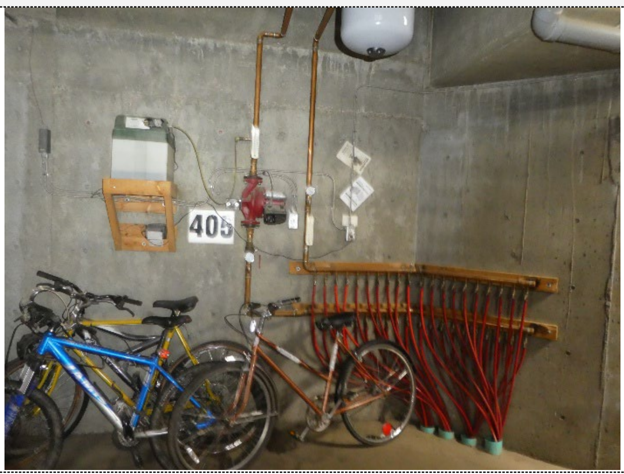
23.0 PARKADE RAMP

Current Replacement Cost:		Expected Life:	Effective Age:	Remaining Life:
Glycol Heat Loop	$29,400	35	23	12
Glycol Heat Loop - Mech Comp	$2,625	10	8	2
Parkade Ramp	$75,915	35	23	12

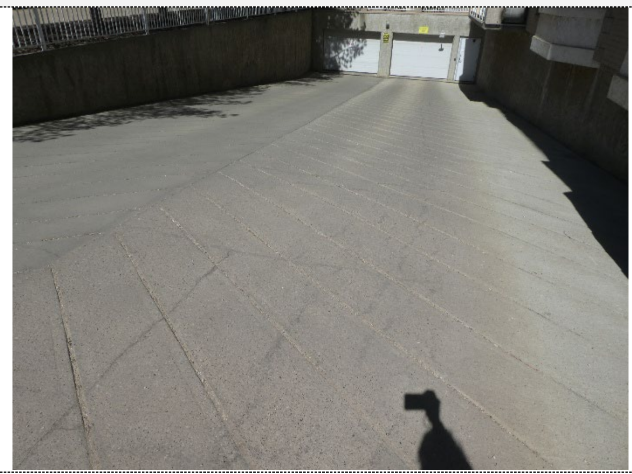
Observations

- A glycol heat loop system is installed in the concrete to ensure that the concrete does not ice up in the winter months. Inspection of the piping is not possible for this report. When failure occurs, the ramp will start to freeze in areas. Generally, these systems last about 35 years.
- The concrete ramp is original and in fair condition.

Pictures



Glycol heat loop mechanical components


Parkade ramp

Recommendations for Replacement and/or Maintenance

- Miscellaneous small mechanical components of the heat loop system should be replaced as needed.

Projection

Year Replacement Required:		*Cost of Replacement with Inflation:*
Glycol Heat Loop	2039	$38,770
Glycol Heat Loop - Mech Comp	2029	$2,785
Parkade Ramp	2039	$100,110

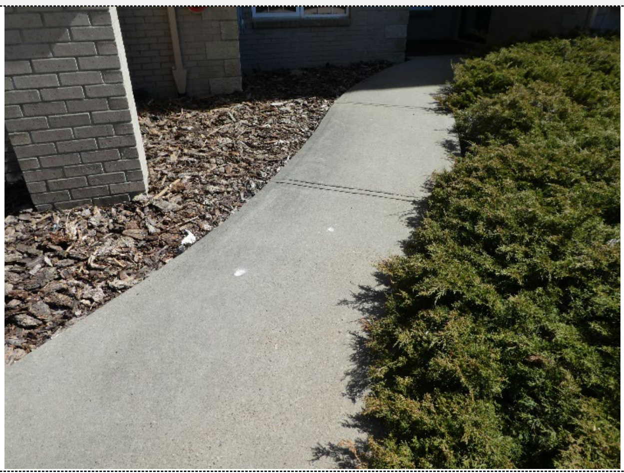
24.0 WALKWAYS

Current Replacement Cost:		Expected Life:	Effective Age:	Remaining Life:
1/3	$18,060	35	30	5
1/3	$18,060	35	25	10
1/3	$18,060	35	20	15

Observations

- Poured concrete walkways are installed at the west & south sides of the building.
- Concrete walkways are original and evidencing deterioration.

Pictures



Walkway in fair condition

Cracking & spalling at entrance walkway

Walkways along west of building

Walkways – continued	
	
Damaged walkway	Concrete - south

Recommendations for Replacement and/or Maintenance

- Walkways should be replaced in a phased program. Funds are allocated to replace 1/3 of the concrete walkways every 5 years.
- It is recommended that salt based ice melt products not be used.

Projection

Year Replacement Required:		*Cost of Replacement with Inflation:*
1/3	2032	$20,733
1/3	2037	$22,891
1/3	2042	$25,274

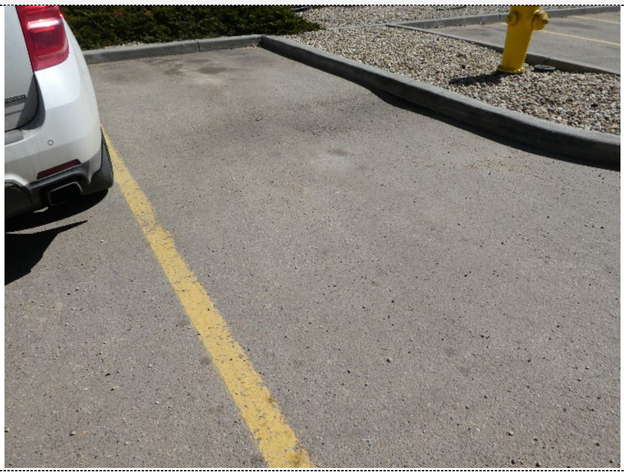
25.0 PARKING & ROADWAYS

Current Replacement Cost:		Expected Life:	Effective Age:	Remaining Life:
Curbs	$10,710	50	23	27
Parking & Roadways	$94,133	25	21	4
Repair	$6,300	5	1	4

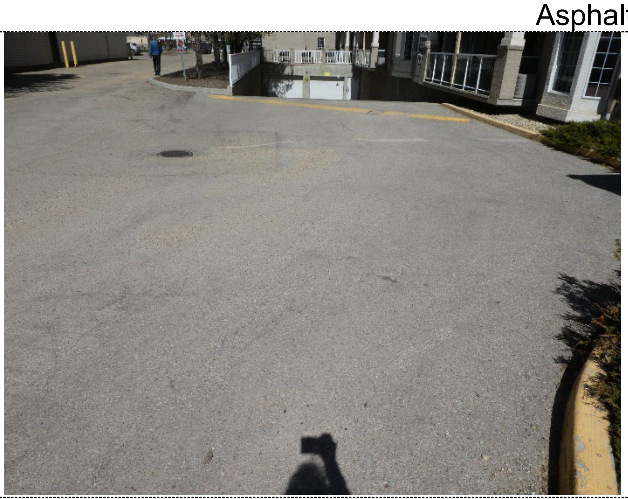
Observations

- Poured concrete curbing is installed around the perimeter of the asphalt. Curbing is original and in good condition.
- Asphalt parking & roadways are also original and evidencing wear.

Pictures




Asphalt parking



Asphalt roadway

Poured curbing

Parking & Roadways – continued	
	Asphalt parking & roadways

Recommendations for Replacement and/or Maintenance

- Parking & roadways should be completely resurfaced within the next 4 years. If resurfacing is postponed, a complete replacement at double the cost may be necessary.
- Funds are allocated to patch and repair asphalt every 5 years thereafter.
- It is recommended that salt based ice melt products not be used.

Projection

Year Replacement Required:		*Cost of Replacement with Inflation:*
Curbs	2054	$19,008
Parking & Roadways	2031	$105,947
Repair	2031	$7,829

26.0 EXTERIOR LIGHTING

Current Replacement Cost:		Expected Life:	Effective Age:	Remaining Life:
Exterior Site Lighting	$2,625	40	23	17
Vehicle Outlets	$4,200	30	2	28
Underground Electrical Lines	$12,600	60	23	37

Observations

- Vehicle outlets are installed in the landscaping along the west side of the building. These outlets were recently replaced and are in good condition.
- There is one exterior site light in the south parking area. This light is original.
- Underground electrical lines run to each electrical component. Lines are original.

Pictures

Vehicle outlet

Site light

Recommendations for Replacement and/or Maintenance

- Repair as needed.

Projection

Year Replacement Required:		*Cost of Replacement with Inflation:*
Exterior Site Lighting	2044	$3,822
Vehicle Outlets	2055	$7,603
Underground Electrical Lines	30+	NA

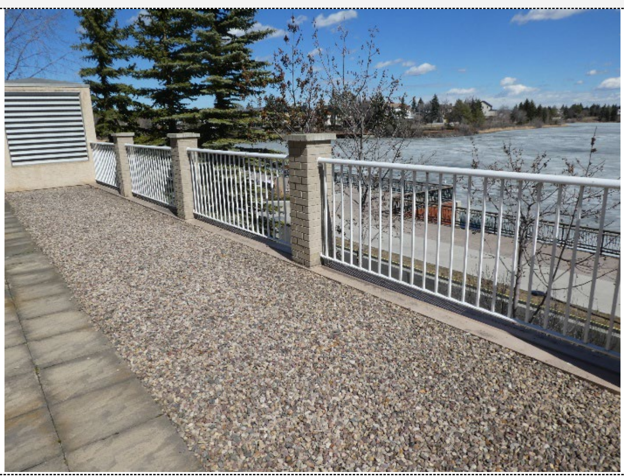
27.0 FENCING & EXTEROR STAIRS

Current Replacement Cost:		Expected Life:	Effective Age:	Remaining Life:
Railings	$105,525	60	23	37
Brick Pillars & Railings - Refurb	$7,875	10	0	10
Retaining Wall Refurb	$7,875	15	5	10
Chain Link Fence	$4,778	40	23	17
Metal Stairs	$18,900	60	23	37
Metal Stairs - Refurbish	$4,725	10	0	10

Observations

- Chain link fencing is installed along the southeast/west corner of the property. This fencing is in good condition.
- Metal picket railings are installed along the parkade ramp, on the retaining wall & along the back courtyard. Railings are in good condition.
- Brick pillars are installed with the railings. Pillars are in good condition.
- There are 3 exterior metal stairs (northwest, south & east). Metal stairs are in good condition.

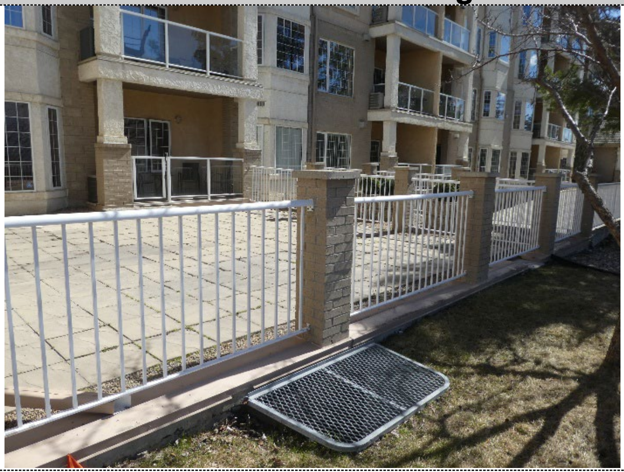
Pictures



Railings & brick pillars

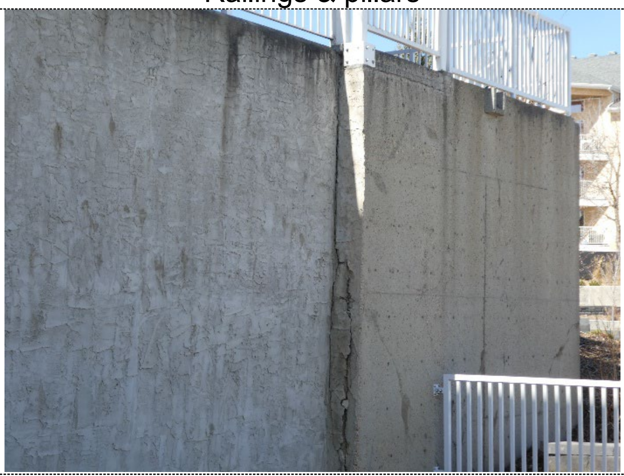
Chain link fencing

Fencing & Exterior Stairs – continued

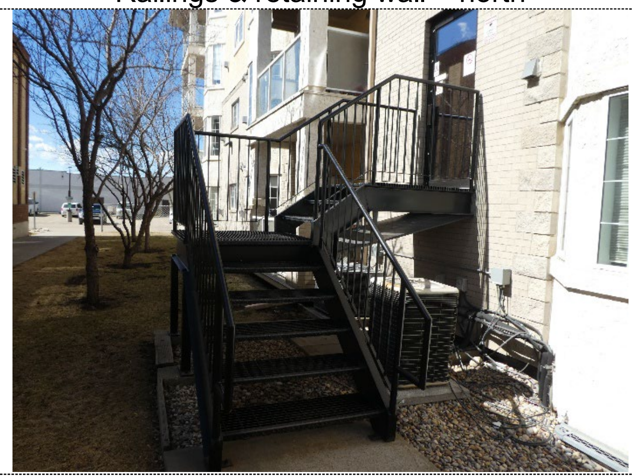


Railings & pillars

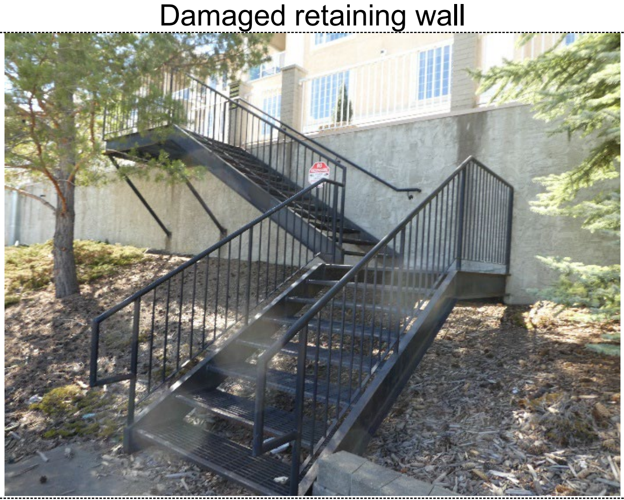
Railings & retaining wall – north



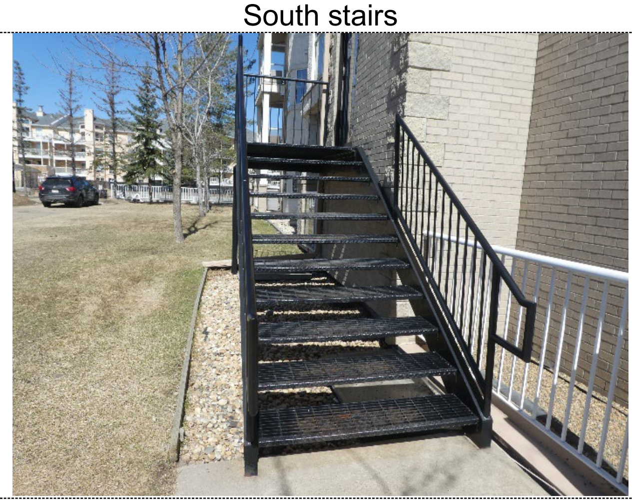
Damaged retaining wall



South stairs



East stairs



West stairs

Fencing & Exterior Stairs – continued		
Recommendations for Replacement and/or Maintenance		
– Funds are allocated every 10 years to repair/paint railings & repair brick pillars. Repair/refurbish as needed. – Funds are allocated every 10 years to refurbish metal stairs.		
Projection		
Year Replacement Required:		*Cost of Replacement with Inflation:*
Railings	30+	NA
Brick Pillars & Railings - Refurb	2037	$9,982
Retaining Wall Refurb	2037	$9,982
Chain Link Fence	2044	$6,956
Metal Stairs	30+	NA
Metal Stairs - Refurbish	2037	$5,989

28.0 PARKADE MEMBRANE & TILE

Current Replacement Cost:		Expected Life:	Effective Age:	Remaining Life:
Front Plaza Deck	$55,283	40	24	16
Back Plaza Deck - 1/3	$421,103	40	22	18
Back Plaza Deck - 1/3	$421,103	40	20	20
Back Plaza Deck - 1/3	$421,103	40	18	22

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. The membrane cannot be inspected, however failure will be noted when parkade roof starts to leak. Industry standard and experience suggest that the membrane will generally last 35 – 40 years. No evidence of water entry was noted at time of inspection.
- To replace the parkade membrane/plaza deck all components above (tiles) will require removal. It is unlikely that they will be reusable.

Pictures

Yellow denotes areas of parkade plaza deck / membrane

Parkade Membrane & Tile – continued	
	
Back plaza deck	Front plaza deck

Recommendations for Replacement and/or Maintenance

- Monitor parkade ceiling for any leaking.
- Parkade membrane / plaza deck can be replaced in a phased program and should be started when leaking occurs.

Projection

Year Replacement Required:		*Cost of Replacement with Inflation:*
Front Plaza Deck	2043	$78,911
Back Plaza Deck - 1/3	2045	$625,373
Back Plaza Deck - 1/3	2047	$650,638
Back Plaza Deck - 1/3	2049	$676,924

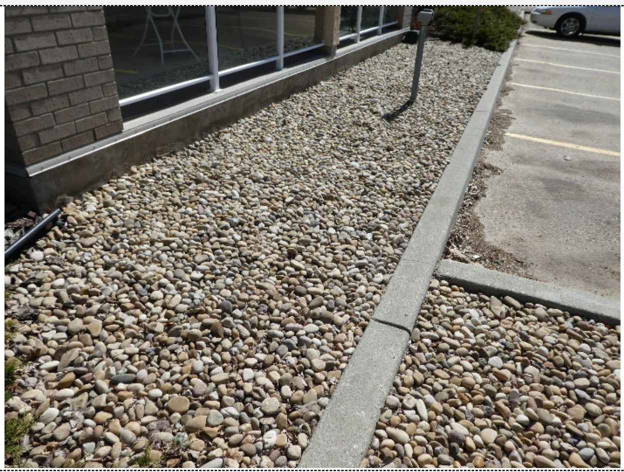
29.0 LANDSCAPING

Current Replacement Cost:		Expected Life:	Effective Age:	Remaining Life:
Landscaping	$7,350	6	0	6
Irrigation System	$15,750	40	23	17

Observations

- Landscaping consists of trees, shrubs, grass, stone & mulch beds.
- Also included in the landscaping is the property identification & vehicle directional signage. This signage is in fair condition.
- Landscaping is in fair condition.
- An irrigation system is installed. This system also is in fair condition.

Pictures



Stone installed at front of building

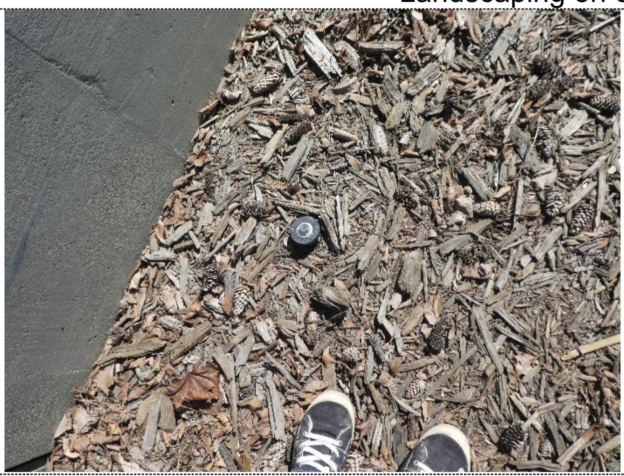
Landscaping along north side of the building

Small wood planter box with stone

Landscaping along northeast corner of building

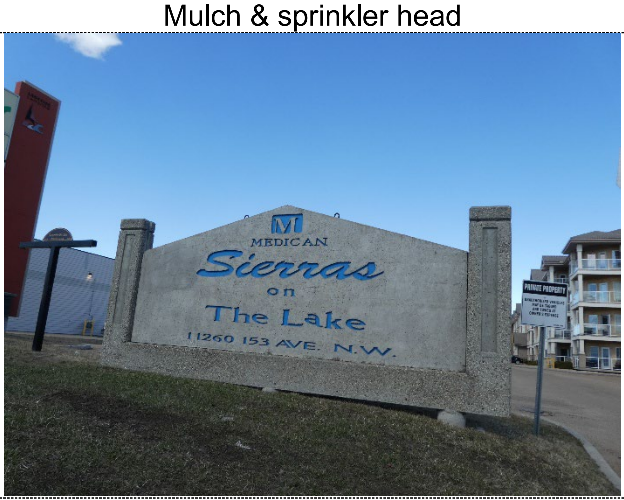
Landscaping – continued

Landscaping on east side of building



Mulch & sprinkler head

Sprinkler controls



Property identification signage

Landscaping – continued		
Recommendations for Replacement and/or Maintenance		
– Funds are allocated every 6 years to address landscaping concerns that are not of an annual nature.		
Projection		
Year Replacement Required:		*Cost of Replacement with Inflation:*
Landscaping	2033	$8,607
Irrigation System	2044	$22,931

30.0 UNDERGROUND WATER & SEWER SYSTEMS

Current Replacement Cost:	Expected Life:	Effective Age:	Remaining Life:
$26,250	25	0	25

Observations

- Underground water and sewer systems cannot be inspected for this report. The corporation is responsible for all underground services under the common property.
- Fire hydrants will require flushing occasionally. Valves will require replacement over time. Fire hydrant was replaced in the 2025 fiscal year.
- Drains are installed in the landscaping & roadway.

Pictures

Drains

Fire hydrant & shut off valve

Recommendations for Replacement and/or Maintenance

- Money is budgeted to repair damaged underground water & sewer systems as needed.

Projection

Year Replacement Required:	*Cost of Replacement with Inflation:*
2052	$44,780

31.0 RESERVE FUND STUDY			
Current Replacement Cost:	Expected Life:	Effective Age:	Remaining Life:
$3,990	5	5	0

Recommendations for Replacement and/or Maintenance

– Money is budgeted from the Reserve Fund account to pay for the Reserve Fund Study every 5 years.

Projection

Year Replacement Required:	*Cost of Replacement with Inflation:*
2027	$3,990

32.0 ATTICS			
Average Depth	Type	Soffits Clear	Condition
Good	Blown in Cellulose	Yes	Good

Observations & Recommendations

– Attic had sufficient blown in cellulose insulation.
– Soffits were free of insulation allowing air into the attic space.
– No staining was noted on the underside of the roof sheathing.
– Attic compartments appeared to be separated well.

Pictures


Attic space

SPREADSHEETS

SUMMARY
(Common Property Inventory)

No	Component	Current Replacement Cost	Annual Replacement Cost	Expected Life	Effective Age	Remaining Life
1.0	Roofing - Major Repair	$53,550	$10,710	5	0	5
2.0	Eavestroughs & Downspouts	$76,125	$2,538	30	0	30
3.0	Fascia	$21,000	$420	50	20	30
3.1	Soffit	$168,735	$3,375	50	20	30
4.0	Exterior Finish - Major Repair	$68,250	$17,063	4	2	2
5.0	Windows - 1/3	$214,200	$6,120	35	23	12
5.1	Windows - 1/3	$214,200	$6,120	35	22	13
5.2	Windows - 1/3	$214,200	$6,120	35	21	14
6.0	Balcony Doors	$151,200	$3,780	40	23	17
6.1	Building Entrance Doors	$16,800	$374	45	23	22
6.2	Interior Doors	$157,500	$2,625	60	23	37
7.0	Balcony Membranes - 50%	$278,775	$9,293	30	23	7
7.1	Balcony Membranes - 50%	$278,775	$9,293	30	22	8
7.2	Balcony Railings - 50%	$128,625	$2,573	50	23	27
7.3	Balcony Railings - 50%	$128,625	$2,573	50	22	28
7.4	Balcony Fascia & Columns - 50%	$94,500	$3,150	30	23	7
7.5	Balcony Fascia & Columns - 50%	$94,500	$3,150	30	22	8
8.0	Flooring Finishes - Carpet - Common Rms	$36,036	$1,202	30	30	0
8.1	Flooring Finishes - Laminate - Guest Suites	$7,896	$264	30	6	24
8.2	Flooring Finishes - Carpet - Hallways	$121,800	$4,060	30	29	1
8.3	Flooring Finishes - Carpet - Stairwells	$17,325	$578	30	29	1
8.4	Flooring Finishes - Laminate	$4,452	$223	20	4	16
8.5	Flooring Finishes - Linoleum	$5,586	$187	30	23	7
8.6	Flooring Finishes - Tile - Lobby	$29,925	$749	40	23	17
8.7	Flooring Finishes - Tile - Pool	$35,385	$885	40	23	17
8.8	Flooring Finishes - Tile - Pool - Refurb	$3,539	$708	5	4	1
8.9	Flooring Finishes - Pool - Paint/Membrane	$17,115	$1,141	15	4	11
9.0	Paint Finishes Main Floor Common Rooms	$5,000	$200	25	25	0
9.1	Paint Finishes 2nd Floor Common Rooms	$15,000	$600	25	25	0
9.2	Paint Finishes Guest Suites	$5,919	$237	25	19	6
9.3	Paint Finishes Washrooms/Kitchen	$3,793	$152	25	19	6
9.4	Paint Finishes Hallways	$119,238	$4,770	25	24	1
9.5	Paint Finishes Stairwells	$17,976	$720	25	24	1
9.6	Paint Finishes Pool Room	$3,537	$142	25	19	6
10.0	Mailboxes	$18,900	$540	35	23	12
11.0	Washroom & Misc Plumbing Fixtures	$5,250	$657	8	2	6
11.1	Common Rooms Furniture	$30,000	$1,500	20	20	0
11.2	Exterior Patio Furniture	$4,200	$420	10	4	6
11.3	Guest Suite Furniture	$8,400	$840	10	4	6
11.4	Art & Décor	$15,000	$750	20	20	0
11.5	Exercise Equipment	$4,725	$788	6	0	6
11.6	Appliances	$2,625	$263	10	0	10
11.7	Cabinetry	$7,875	$225	35	23	12
11.8	Computer & Electronics	$6,300	$1,260	5	0	5
12.0	Interior Lighting - Hallway Wall	$37,800	$1,080	35	2	33
12.1	Interior Lighting - Above Unit Doors	$31,500	$1,050	30	10	20
12.2	Interior Lighting - Misc Incandescent	$10,238	$293	35	15	20
12.3	Interior Lighting - Fluorescent	$36,750	$1,225	30	15	15
12.4	Specialty Interior Lighting	$4,095	$117	35	23	12
12.5	Emergency Lighting	$12,469	$416	30	23	7
12.6	Exit Lighting	$13,781	$460	30	23	7
12.7	Parkade Lighting	$54,863	$1,829	30	9	21
12.8	Exterior Unit Lighting	$18,900	$630	30	23	7
12.9	Exterior Building Lighting	$6,300	$210	30	10	20

SUMMARY
(Common Property Inventory)

May 20, 2026

No	Component	Current Replacement Cost	Annual Replacement Cost	Expected Life	Effective Age	Remaining Life
13.0	Electrical Distribution	$297,675	$4,962	60	23	37
13.1	Electrical Distribution - Major Repair	$15,750	$1,575	10	0	10
14.0	Intercom System	$4,725	$158	30	5	25
14.1	Access System - Fob	$6,563	$219	30	23	7
14.2	Security Camera System	$5,250	$1,050	5	0	5
14.3	Handicap Access System	$10,763	$539	20	1	19
15.0	Fire Alarm System - Panel	$18,900	$473	40	5	35
15.1	Fire Alarm System - Component Allowance	$9,450	$1,890	5	0	5
15.2	Fire Alarm System - Sprinker Allowance	$5,775	$1,155	5	0	5
15.3	Fire Alarm System - Mechanical	$26,250	$657	40	22	18
16.0	Elevator #1 - Modernization	$131,250	$3,282	40	25	15
16.1	Elevator #2 - Modernization	$131,250	$3,282	40	23	17
16.2	Elevator #3 - Modernization	$131,250	$3,282	40	21	19
16.3	Elevator - Major Repair	$25,830	$1,292	20	15	5
17.0	Pool Mechanical - Filters	$3,150	$105	30	23	7
17.1	Pool Mechanical - Pumps	$3,150	$158	20	4	16
17.2	Pool Mechanical - Water Chemistry Controller	$3,000	$750	4	0	4
17.3	Pool Mechanical - Peristaltic Pumps	$3,150	$158	20	4	16
17.4	Pool Mechanical - Chlorine Generator	$2,100	$70	30	23	7
18.0	Boiler #1	$52,500	$1,313	40	23	17
18.1	Boiler #2	$52,500	$1,313	40	22	18
19.0	Hot Water Tank #1	$19,315	$1,380	14	0	14
19.1	Hot Water Tank #2	$19,315	$1,380	14	0	14
19.2	Hot Water Tank #3	$19,315	$1,380	14	11	3
19.3	Water Softener System	$7,875	$525	15	3	12
19.4	Domestic Water & Heat Loop Piping	$10,500	$2,100	5	0	5
19.5	Miscellaneous Mechanical Components	$15,750	$5,250	3	0	3
19.6	Thermostats & Zone Valve Allowance	$16,800	$1,680	10	0	10
20.0	Furnaces	$37,800	$945	40	23	17
20.1	Makeup Air Unit - Pool	$36,750	$817	45	22	23
20.2	Makeup Air Unit - Hallway	$36,750	$817	45	22	23
20.3	A/C Unit - Roof	$15,750	$525	30	23	7
20.4	A/C Units - Outside	$11,025	$2,205	5	0	5
21.0	Parkade Makeup Air	$36,750	$817	45	22	23
21.1	Parkade Exhaust Fans	$13,125	$292	45	22	23
21.2	Parkade Fan Coil Heaters	$7,560	$216	35	23	12
21.3	CO2 Gas Detector System	$5,460	$273	20	9	11
22.0	Overhead Parkade Doors - Motors	$6,300	$315	20	8	12
22.1	Overhead Parkade Doors - Reader/Controller	$21,000	$1,050	20	2	18
22.2	Overhead Parkade Door #1	$2,625	$175	15	8	7
22.3	Overhead Parkade Door #2	$2,625	$175	15	8	7
23.0	Parkade Ramp - Glycol Heat Loop	$29,400	$840	35	23	12
23.1	Parkade Ramp - Glycol Heat Loop - Mech Comp	$2,625	$263	10	8	2
23.2	Parkade Ramp	$75,915	$2,169	35	23	12
24.0	Walkways - 1/3	$18,060	$516	35	30	5
24.1	Walkways - 1/3	$18,060	$516	35	25	10
24.2	Walkways - 1/3	$18,060	$516	35	20	15
25.0	Curbs	$10,710	$215	50	23	27
25.1	Parking & Roadways	$94,133	$3,766	25	21	4
25.2	Parking & Roadways - Repair	$6,300	$1,260	5	1	4
26.0	Exterior Site Lighting	$2,625	$66	40	23	17
26.1	Vehicle Outlets	$4,200	$140	30	2	28
26.2	Underground Electrical Lines	$12,600	$210	60	23	37
27.0	Railings	$105,525	$1,759	60	23	37

SUMMARY
(Common Property Inventory)

May 20, 2026

No	Component	Current Replacement Cost	Annual Replacement Cost	Expected Life	Effective Age	Remaining Life
27.1	Brick Pillars & Railings - Refurb	$7,875	$788	10	0	10
27.2	Retaining Wall Refurb	$7,875	$525	15	5	10
27.3	Chain Link Fence	$4,778	$120	40	23	17
27.4	Metal Stairs	$18,900	$315	60	23	37
27.5	Metal Stairs - Refurbish	$4,725	$473	10	0	10
28.0	Parkade Membrane & Tile - Front Plaza Deck	$55,283	$1,383	40	24	16
28.1	Parkade Membrane & Tile - Back Plaza Deck - 1/3	$421,103	$10,528	40	22	18
28.2	Parkade Membrane & Tile - Back Plaza Deck - 1/3	$421,103	$10,528	40	20	20
28.3	Parkade Membrane & Tile - Back Plaza Deck - 1/3	$421,103	$10,528	40	18	22
29.0	Landscaping	$7,350	$1,225	6	0	6
29.1	Irrigation System	$15,750	$394	40	23	17
30.0	Underground Water & Sewer Systems	$26,250	$1,050	25	0	25
31.0	Reserve Fund Study	$3,990	$798	5	5	0
	Total	**$6,235,966**	**$221,539**			

CURRENT FUNDING

May 20, 2026

YEAR	OPENING BALANCE	EXPENSES	INTEREST	ANNUAL CONTRIBUTION	OPERATING TRANSFER	CLOSING BALANCE	MINIMUM FUND BALANCE
2027	1,060,627	105,026	23,890	147,350	22,000	1,148,841	222,000
2028	1,148,841	288,274	21,514	153,863		1,035,944	228,660
2029	1,035,944	75,191	24,019	160,664		1,145,435	235,520
2030	1,145,435	38,316	27,678	167,765		1,302,562	242,585
2031	1,302,562	109,323	29,831	175,180		1,398,250	249,863
2032	1,398,250	171,893	30,659	182,923		1,439,939	254,860
2033	1,439,939	153,062	32,172	191,008		1,510,057	259,957
2034	1,510,057	545,630	24,111	199,451		1,187,989	265,157
2035	1,187,989	458,411	18,239	208,267		956,084	270,460
2036	956,084	27,400	23,217	217,472		1,169,372	275,869
2037	1,169,372	314,088	21,382	227,084		1,103,751	281,386
2038	1,103,751	33,761	26,750	237,121		1,333,861	287,014
2039	1,333,861	534,830	19,976	247,602		1,066,609	292,754
2040	1,066,609	288,118	19,462	258,546		1,056,499	298,609
2041	1,056,499	456,364	15,003	269,974		885,113	304,582
2042	885,113	430,534	11,364	281,907		747,850	310,673
2043	747,850	121,577	15,657	294,367		936,296	316,887
2044	936,296	699,631	5,917	307,378		549,959	323,224
2045	549,959	916,190	0	320,964		(45,266)	329,689
2046	(45,266)	224,662	0	335,151		65,223	336,283
2047	65,223	1,036,372	0	349,964		(621,184)	343,008
2048	(621,184)	116,861	0	365,433		(372,612)	349,868
2049	(372,612)	834,741	0	381,585		(825,768)	356,866
2050	(825,768)	202,292	0	398,451		(629,609)	364,003
2051	(629,609)	75,295	0	416,063		(288,842)	371,283
2052	(288,842)	280,944	0	434,453		(135,333)	378,709
2053	(135,333)	415,372	0	453,655		(97,050)	386,283
2054	(97,050)	289,224	0	473,707		87,434	394,009
2055	87,434	315,817	0	494,645		266,262	401,889
2056	266,262	185,450	2,020	516,508		599,340	409,927
		$ 9,744,649	**$ 392,861**	**$ 8,868,501**	**$ 22,000**		

Construction Inflation Rate:	Variable
Interest Accumulated on Savings:	2.50%
Annual Contribution Increase:	4.42%

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

FUTURE FUNDING RECOMMENDATIONS

May 20, 2026

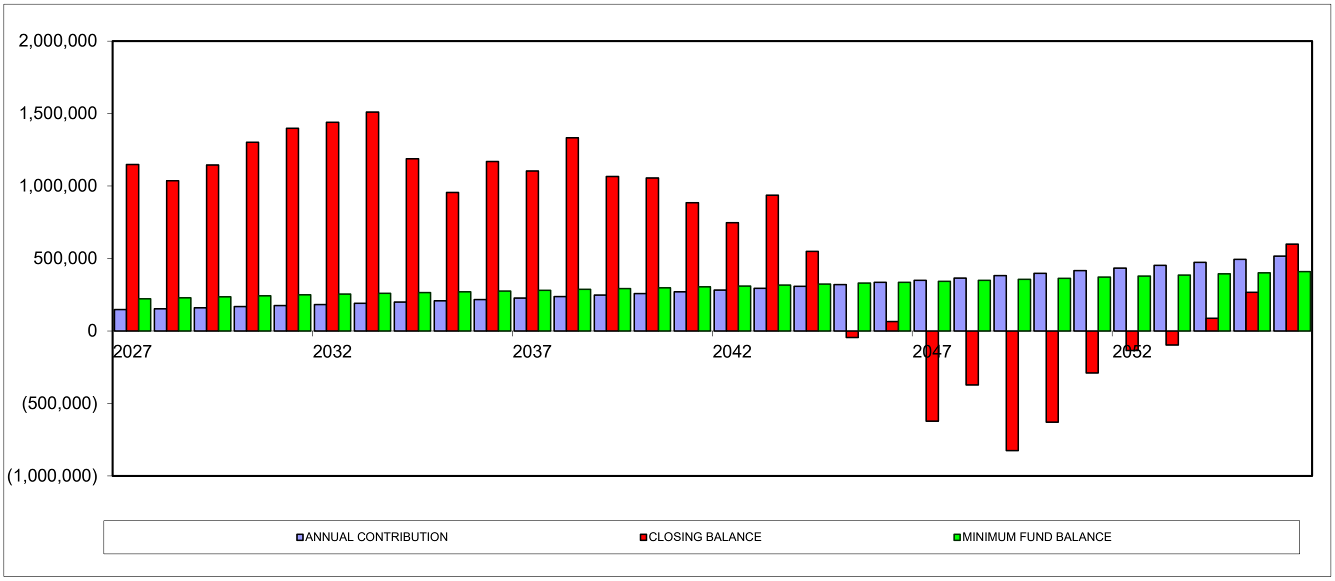
YEAR	OPENING BALANCE	EXPENSES	INTEREST	ANNUAL CONTRIBUTION	OPERATING TRANSFER	CLOSING BALANCE	MINIMUM FUND BALANCE
2027	1,060,627	105,026	23,890	147,350	22,000	1,148,841	222,000
2028	1,148,841	288,274	21,514	184,000		1,066,081	228,660
2029	1,066,081	75,191	24,772	191,544		1,207,206	235,520
2030	1,207,206	38,316	29,222	199,397		1,397,510	242,585
2031	1,397,510	109,323	32,205	207,573		1,527,963	249,863
2032	1,527,963	171,893	33,902	216,083		1,606,055	254,860
2033	1,606,055	153,062	36,325	224,942		1,714,260	259,957
2034	1,714,260	545,630	29,216	234,165		1,432,012	265,157
2035	1,432,012	458,411	24,340	243,766		1,241,707	270,460
2036	1,241,707	27,400	30,358	253,760		1,498,424	275,869
2037	1,498,424	314,088	29,608	264,164		1,478,109	281,386
2038	1,478,109	33,761	36,109	274,995		1,755,452	287,014
2039	1,755,452	534,830	30,516	286,270		1,537,407	292,754
2040	1,537,407	288,118	31,232	298,007		1,578,529	298,609
2041	1,578,529	456,364	28,054	310,225		1,460,444	304,582
2042	1,460,444	430,534	25,748	322,945		1,378,602	310,673
2043	1,378,602	121,577	31,426	336,185		1,624,636	316,887
2044	1,624,636	699,631	23,125	349,969		1,298,099	323,224
2045	1,298,099	916,190	9,548	364,318		755,774	329,689
2046	755,774	224,662	13,278	379,255		923,645	336,283
2047	923,645	1,036,372	0	394,804		282,077	343,008
2048	282,077	116,861	4,130	410,991		580,338	349,868
2049	580,338	834,741	0	427,842		173,439	356,866
2050	173,439	202,292	0	445,383		416,530	364,003
2051	416,530	75,295	8,531	463,644		813,410	371,283
2052	813,410	280,944	13,312	482,653		1,028,431	378,709
2053	1,028,431	415,372	15,326	502,442		1,130,828	386,283
2054	1,130,828	289,224	21,040	523,042		1,385,687	394,009
2055	1,385,687	315,817	26,747	544,487		1,641,103	401,889
2056	1,641,103	185,450	36,391	566,811		2,058,856	409,927
		$ 9,744,649	**$ 669,864**	**$ 10,051,014**	**$ 22,000**		

Construction Inflation Rate:	Variable
Interest Accumulated on Savings:	2.50%
Annual Contribution Increase:	4.10%

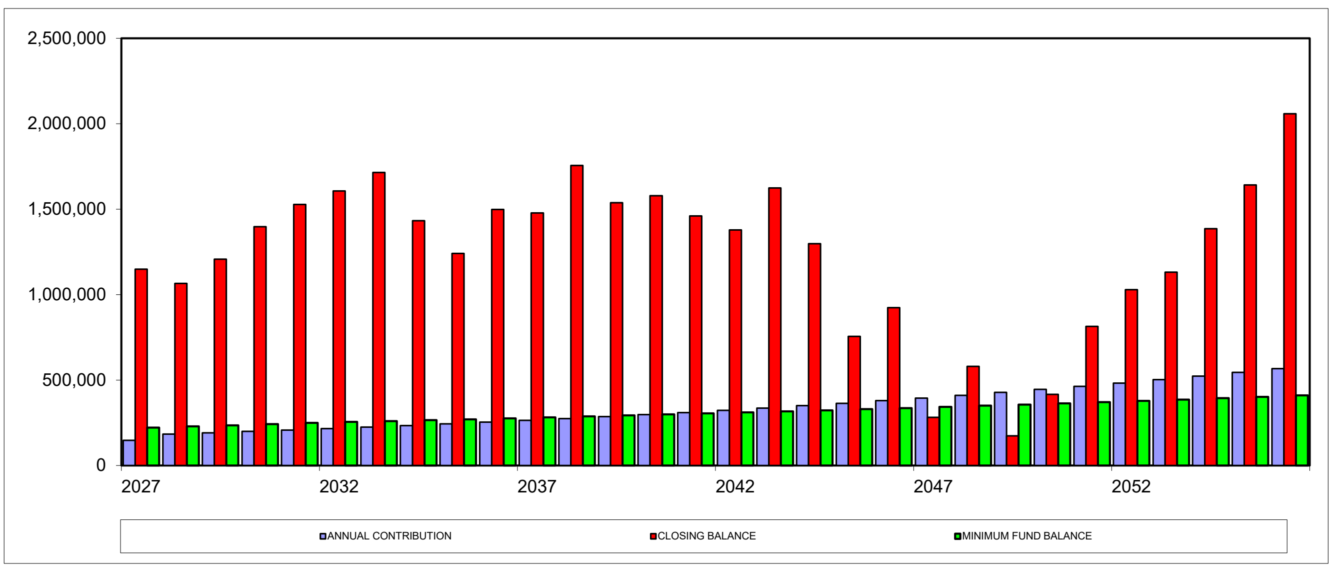
Closing balances highlighted reflect amounts that are below the suggested minimum fund

CHARTS

CURRENT FUNDING



FUTURE FUNDING RECOMMENDATIONS



30 YEAR REPLACEMENT SCHEDULE

No.	Component	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033	8 2034	9 2035	10 2036
	Construction Inflation Rate:	0.0%	3.0%	3.0%	3.0%	3.0%	2.0%	2.0%	2.0%	2.0%	2.0%
1.0	Roofing - Major Repair	$ -	$ -	$ -	$ -	$ -	$ 61,476	$ -	$ -	$ -	$ -
2.0	Eavestroughs & Downspouts	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3.0	Fascia	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3.1	Soffit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
4.0	Exterior Finish - Major Repair	$ -	$ -	$ 72,406	$ -	$ -	$ -	$ 79,919	$ -	$ -	$ -
5.0	Windows - 1/3	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
5.1	Windows - 1/3	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
5.2	Windows - 1/3	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
6.0	Balcony Doors	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
6.1	Building Entrance Doors	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
6.2	Interior Doors	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
7.0	Balcony Membranes - 50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 332,969	$ -	$ -
7.1	Balcony Membranes - 50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 339,628	$ -
7.2	Balcony Railings - 50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
7.3	Balcony Railings - 50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
7.4	Balcony Fascia & Columns - 50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 112,871	$ -	$ -
7.5	Balcony Fascia & Columns - 50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 115,128	$ -
8.0	Flooring Finishes - Carpet - Common Rms	$ 36,036	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8.1	Flooring Finishes - Laminate - Guest Suites	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8.2	Flooring Finishes - Carpet - Hallways	$ -	$ 125,454	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8.3	Flooring Finishes - Carpet - Stairwells	$ -	$ 17,845	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8.4	Flooring Finishes - Laminate	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8.5	Flooring Finishes - Linoleum	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,672	$ -	$ -
8.6	Flooring Finishes - Tile - Lobby	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8.7	Flooring Finishes - Tile - Pool	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8.8	Flooring Finishes - Tile - Pool - Refurb	$ -	$ 3,645	$ -	$ -	$ -	$ -	$ 4,144	$ -	$ -	$ -
8.9	Flooring Finishes - Pool - Paint/Membrane	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9.0	Paint Finishes Main Floor Common Rooms	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9.1	Paint Finishes 2nd Floor Common Rooms	$ 15,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9.2	Paint Finishes Guest Suites	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,931	$ -	$ -	$ -
9.3	Paint Finishes Washrooms/Kitchen	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,442	$ -	$ -	$ -
9.4	Paint Finishes Hallways	$ -	$ 122,815	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9.5	Paint Finishes Stairwells	$ -	$ 18,515	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9.6	Paint Finishes Pool Room	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,142	$ -	$ -	$ -
10.0	Mailboxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11.0	Washroom & Misc Plumbing Fixtures	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,148	$ -	$ -	$ -
11.1	Common Rooms Furniture	$ 30,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11.2	Exterior Patio Furniture	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,918	$ -	$ -	$ -
11.3	Guest Suite Furniture	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,836	$ -	$ -	$ -
11.4	Art & Décor	$ 15,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11.5	Exercise Equipment	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,533	$ -	$ -	$ -
11.6	Appliances	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

30 YEAR REPLACEMENT SCHEDULE

May 20, 2026

No.	Component	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033	8 2034	9 2035	10 2036
	Construction Inflation Rate:	0.0%	3.0%	3.0%	3.0%	3.0%	2.0%	2.0%	2.0%	2.0%	2.0%
11.7	Cabinetry	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11.8	Computer & Electronics	$ -	$ -	$ -	$ -	$ -	$ 7,233	$ -	$ -	$ -	$ -
12.0	Interior Lighting - Hallway Wall	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12.1	Interior Lighting - Above Unit Doors	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12.2	Interior Lighting - Misc Incandescent	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12.3	Interior Lighting - Fluorescent	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12.4	Specialty Interior Lighting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12.5	Emergency Lighting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,893	$ -	$ -
12.6	Exit Lighting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,460	$ -	$ -
12.7	Parkade Lighting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12.8	Exterior Unit Lighting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 22,574	$ -	$ -
12.9	Exterior Building Lighting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
13.0	Electrical Distribution	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
13.1	Electrical Distribution - Major Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
14.0	Intercom System	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
14.1	Access System - Fob	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,838	$ -	$ -
14.2	Security Camera System	$ -	$ -	$ -	$ -	$ -	$ 6,027	$ -	$ -	$ -	$ -
14.3	Handicap Access System	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
15.0	Fire Alarm System - Panel	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
15.1	Fire Alarm System - Component Allowance	$ -	$ -	$ -	$ -	$ -	$ 10,849	$ -	$ -	$ -	$ -
15.2	Fire Alarm System - Sprinker Allowance	$ -	$ -	$ -	$ -	$ -	$ 6,630	$ -	$ -	$ -	$ -
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	$ -	$ -	$ -	$ -	$ -	$ 29,653	$ -	$ -	$ -	$ -
17.0	Pool Mechanical - Filters	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,762	$ -	$ -
17.1	Pool Mechanical - Pumps	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
17.2	Pool Mechanical - Water Chemistry Controller	$ -	$ -	$ -	$ -	$ 3,377	$ -	$ -	$ -	$ 3,655	$ -
17.3	Pool Mechanical - Peristaltic Pumps	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
17.4	Pool Mechanical - Chlorine Generator	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,508	$ -	$ -
18.0	Boiler #1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
18.1	Boiler #2	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
19.0	Hot Water Tank #1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
19.1	Hot Water Tank #2	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
19.2	Hot Water Tank #3	$ -	$ -	$ -	$ 21,106	$ -	$ -	$ -	$ -	$ -	$ -
19.3	Water Softener System	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
19.4	Domestic Water & Heat Loop Piping	$ -	$ -	$ -	$ -	$ -	$ 12,054	$ -	$ -	$ -	$ -
19.5	Miscellaneous Mechanical Components	$ -	$ -	$ -	$ 17,210	$ -	$ -	$ 18,443	$ -	$ -	$ 19,572
19.6	Thermostats & Zone Valve Allowance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
20.0	Furnaces	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
20.1	Makeup Air Unit - Pool	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

May 20, 2026

30 YEAR REPLACEMENT SCHEDULE

No.	Component	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033	8 2034	9 2035	10 2036
	Construction Inflation Rate:	0.0%	3.0%	3.0%	3.0%	3.0%	2.0%	2.0%	2.0%	2.0%	2.0%
20.2	Makeup Air Unit - Hallway	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
20.3	A/C Unit - Roof	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 18,812	$ -	$ -
20.4	A/C Units - Outside	$ -	$ -	$ -	$ -	$ -	$ 12,657	$ -	$ -	$ -	$ -
21.0	Parkade Makeup Air	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
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 Doors - Reader/Controller	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
22.2	Overhead Parkade Door #1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,135	$ -	$ -
22.3	Overhead Parkade Door #2	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,135	$ -	$ -
23.0	Parkade Ramp - Glycol Heat Loop	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
23.1	Parkade Ramp - Glycol Heat Loop - Mech Comp	$ -	$ -	$ 2,785	$ -	$ -	$ -	$ -	$ -	$ -	$ -
23.2	Parkade Ramp	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
24.0	Walkways - 1/3	$ -	$ -	$ -	$ -	$ -	$ 20,733	$ -	$ -	$ -	$ -
24.1	Walkways - 1/3	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
24.2	Walkways - 1/3	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
25.0	Curbs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
25.1	Parking & Roadways	$ -	$ -	$ -	$ -	$ 105,947	$ -	$ -	$ -	$ -	$ -
25.2	Parking & Roadways - Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,829
26.0	Exterior Site Lighting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
26.1	Vehicle Outlets	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
26.2	Underground Electrical Lines	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
27.0	Railings	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
27.1	Brick Pillars & Railings - Refurb	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
27.2	Retaining Wall Refurb	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
27.3	Chain Link Fence	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
27.4	Metal Stairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
27.5	Metal Stairs - Refurbish	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
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	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
29.0	Landscaping	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,607	$ -	$ -	$ -
29.1	Irrigation System	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
30.0	Underground Water & Sewer Systems	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
31.0	Reserve Fund Study	$ 3,990	$ -	$ -	$ -	$ -	$ 4,581	$ -	$ -	$ -	$ -
	Total	**$ 105,026**	**$ 288,274**	**$ 75,191**	**$ 38,316**	**$ 109,323**	**$ 171,893**	**$ 153,062**	**$ 545,630**	**$ 458,411**	**$ 27,400**

30 YEAR REPLACEMENT SCHEDULE

May 20, 2026

No.	Component	11	12	13	14	15	16	17	18	19	20
		2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
	Construction Inflation Rate:	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
1.0	Roofing - Major Repair	$ 67,875	$ -	$ -	$ -	$ -	$ 74,939	$ -	$ -	$ -	$ -
2.0	Eavestroughs & Downspouts	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3.0	Fascia	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3.1	Soffit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
4.0	Exterior Finish - Major Repair	$ 86,507	$ -	$ -	$ -	$ 93,638	$ -	$ -	$ -	$ 101,357	$ -
5.0	Windows - 1/3	$ -	$ -	$ 282,468	$ -	$ -	$ -	$ -	$ -	$ -	$ -
5.1	Windows - 1/3	$ -	$ -	$ -	$ 288,118	$ -	$ -	$ -	$ -	$ -	$ -
5.2	Windows - 1/3	$ -	$ -	$ -	$ -	$ 293,880	$ -	$ -	$ -	$ -	$ -
6.0	Balcony Doors	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 220,142	$ -	$ -
6.1	Building Entrance Doors	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
6.2	Interior Doors	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
7.0	Balcony Membranes - 50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
7.1	Balcony Membranes - 50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
7.2	Balcony Railings - 50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
7.3	Balcony Railings - 50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
7.4	Balcony Fascia & Columns - 50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
7.5	Balcony Fascia & Columns - 50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8.0	Flooring Finishes - Carpet - Common Rms	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8.1	Flooring Finishes - Laminate - Guest Suites	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8.2	Flooring Finishes - Carpet - Hallways	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8.3	Flooring Finishes - Carpet - Stairwells	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8.4	Flooring Finishes - Laminate	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,355	$ -	$ -	$ -
8.5	Flooring Finishes - Linoleum	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8.6	Flooring Finishes - Tile - Lobby	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 43,570	$ -	$ -
8.7	Flooring Finishes - Tile - Pool	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 51,519	$ -	$ -
8.8	Flooring Finishes - Tile - Pool - Refurb	$ -	$ 4,575	$ -	$ -	$ -	$ -	$ 5,051	$ -	$ -	$ -
8.9	Flooring Finishes - Pool - Paint/Membrane	$ -	$ 22,127	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
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 Room	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10.0	Mailboxes	$ -	$ -	$ 24,924	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11.0	Washroom & Misc Plumbing Fixtures	$ -	$ -	$ -	$ -	$ 7,203	$ -	$ -	$ -	$ -	$ -
11.1	Common Rooms Furniture	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11.2	Exterior Patio Furniture	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,995	$ -	$ -	$ -
11.3	Guest Suite Furniture	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,990	$ -	$ -	$ -
11.4	Art & Décor	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11.5	Exercise Equipment	$ -	$ -	$ 6,231	$ -	$ -	$ -	$ -	$ -	$ 7,017	$ -
11.6	Appliances	$ 3,327	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

30 YEAR REPLACEMENT SCHEDULE

No.	Component	11 2037	12 2038	13 2039	14 2040	15 2041	16 2042	17 2043	18 2044	19 2045	20 2046
	Construction Inflation Rate:	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
11.7	Cabinetry	$ -	$ -	$ 10,385	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11.8	Computer & Electronics	$ 7,985	$ -	$ -	$ -	$ -	$ 8,816	$ -	$ -	$ -	$ -
12.0	Interior Lighting - Hallway Wall	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12.1	Interior Lighting - Above Unit Doors	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12.2	Interior Lighting - Misc Incandescent	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12.3	Interior Lighting - Fluorescent	$ -	$ -	$ -	$ -	$ -	$ 51,429	$ -	$ -	$ -	$ -
12.4	Specialty Interior Lighting	$ -	$ -	$ 5,400	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12.5	Emergency Lighting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12.6	Exit Lighting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12.7	Parkade Lighting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12.8	Exterior Unit Lighting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12.9	Exterior Building Lighting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
13.0	Electrical Distribution	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
13.1	Electrical Distribution - Major Repair	$ 19,963	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
14.0	Intercom System	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
14.1	Access System - Fob	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
14.2	Security Camera System	$ 6,654	$ -	$ -	$ -	$ -	$ 7,347	$ -	$ -	$ -	$ -
14.3	Handicap Access System	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 16,303
15.0	Fire Alarm System - Panel	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
15.1	Fire Alarm System - Component Allowance	$ 11,978	$ -	$ -	$ -	$ -	$ 13,225	$ -	$ -	$ -	$ -
15.2	Fire Alarm System - Sprinker Allowance	$ 7,320	$ -	$ -	$ -	$ -	$ 8,082	$ -	$ -	$ -	$ -
15.3	Fire Alarm System - Mechanical	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 38,983	$ -
16.0	Elevator #1 - Modernization	$ -	$ -	$ -	$ -	$ -	$ 183,675	$ -	$ -	$ -	$ -
16.1	Elevator #2 - Modernization	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 191,095	$ -	$ -
16.2	Elevator #3 - Modernization	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 198,816
16.3	Elevator - Major Repair	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
17.0	Pool Mechanical - Filters	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
17.1	Pool Mechanical - Pumps	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,496	$ -	$ -	$ -
17.2	Pool Mechanical - Water Chemistry Controller	$ -	$ -	$ 3,956	$ -	$ -	$ -	$ 4,282	$ -	$ -	$ -
17.3	Pool Mechanical - Peristaltic Pumps	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,496	$ -	$ -	$ -
17.4	Pool Mechanical - Chlorine Generator	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
18.0	Boiler #1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 76,438	$ -	$ -
18.1	Boiler #2	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 77,967	$ -
19.0	Hot Water Tank #1	$ -	$ -	$ -	$ -	$ 26,500	$ -	$ -	$ -	$ -	$ -
19.1	Hot Water Tank #2	$ -	$ -	$ -	$ -	$ 26,500	$ -	$ -	$ -	$ -	$ -
19.2	Hot Water Tank #3	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 28,122	$ -	$ -
19.3	Water Softener System	$ -	$ -	$ 10,385	$ -	$ -	$ -	$ -	$ -	$ -	$ -
19.4	Domestic Water & Heat Loop Piping	$ 13,309	$ -	$ -	$ -	$ -	$ 14,694	$ -	$ -	$ -	$ -
19.5	Miscellaneous Mechanical Components	$ -	$ -	$ 20,770	$ -	$ -	$ 22,041	$ -	$ -	$ 23,390	$ -
19.6	Thermostats & Zone Valve Allowance	$ 21,294	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
20.0	Furnaces	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 55,036	$ -	$ -
20.1	Makeup Air Unit - Pool	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

30 YEAR REPLACEMENT SCHEDULE

May 20, 2026

No.	Component	11 2037	12 2038	13 2039	14 2040	15 2041	16 2042	17 2043	18 2044	19 2045	20 2046
	Construction Inflation Rate:	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
20.2	Makeup Air Unit - Hallway	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
20.3	A/C Unit - Roof	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
20.4	A/C Units - Outside	$ 13,974	$ -	$ -	$ -	$ -	$ 15,429	$ -	$ -	$ -	$ -
21.0	Parkade Makeup Air	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
21.1	Parkade Exhaust Fans	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
21.2	Parkade Fan Coil Heaters	$ -	$ -	$ 9,969	$ -	$ -	$ -	$ -	$ -	$ -	$ -
21.3	CO2 Gas Detector System	$ -	$ 7,059	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
22.0	Overhead Parkade Doors - Motors	$ -	$ -	$ 8,308	$ -	$ -	$ -	$ -	$ -	$ -	$ -
22.1	Overhead Parkade Doors - Reader/Controller	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 31,187	$ -
22.2	Overhead Parkade Door #1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
22.3	Overhead Parkade Door #2	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
23.0	Parkade Ramp - Glycol Heat Loop	$ -	$ -	$ 38,770	$ -	$ -	$ -	$ -	$ -	$ -	$ -
23.1	Parkade Ramp - Glycol Heat Loop - Mech Comp	$ -	$ -	$ 3,462	$ -	$ -	$ -	$ -	$ -	$ -	$ -
23.2	Parkade Ramp	$ -	$ -	$ 100,110	$ -	$ -	$ -	$ -	$ -	$ -	$ -
24.0	Walkways - 1/3	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
24.1	Walkways - 1/3	$ 22,891	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
24.2	Walkways - 1/3	$ -	$ -	$ -	$ -	$ -	$ 25,274	$ -	$ -	$ -	$ -
25.0	Curbs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
25.1	Parking & Roadways	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
25.2	Parking & Roadways - Repair	$ -	$ -	$ -	$ -	$ 8,644	$ -	$ -	$ -	$ -	$ 9,543
26.0	Exterior Site Lighting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,822	$ -	$ -
26.1	Vehicle Outlets	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
26.2	Underground Electrical Lines	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
27.0	Railings	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
27.1	Brick Pillars & Railings - Refurb	$ 9,982	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
27.2	Retaining Wall Refurb	$ 9,982	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
27.3	Chain Link Fence	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,956	$ -	$ -
27.4	Metal Stairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
27.5	Metal Stairs - Refurbish	$ 5,989	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
28.0	Parkade Membrane & Tile - Front Plaza Deck	$ -	$ -	$ -	$ -	$ -	$ -	$ 78,911	$ -	$ -	$ -
28.1	Parkade Membrane & Tile - Back Plaza Deck - 1/3	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 625,373	$ -
28.2	Parkade Membrane & Tile - Back Plaza Deck - 1/3	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
28.3	Parkade Membrane & Tile - Back Plaza Deck - 1/3	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
29.0	Landscaping	$ -	$ -	$ 9,693	$ -	$ -	$ -	$ -	$ -	$ 10,915	$ -
29.1	Irrigation System	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 22,931	$ -	$ -
30.0	Underground Water & Sewer Systems	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
31.0	Reserve Fund Study	$ 5,057	$ -	$ -	$ -	$ -	$ 5,584	$ -	$ -	$ -	$ -
	Total	**$ 314,088**	**$ 33,761**	**$ 534,830**	**$ 288,118**	**$ 456,364**	**$ 430,534**	**$ 121,577**	**$ 699,631**	**$ 916,190**	**$ 224,662**

30 YEAR REPLACEMENT SCHEDULE

No.	Component	21 2047	22 2048	23 2049	24 2050	25 2051	26 2052	27 2053	28 2054	29 2055	30 2056
	Construction Inflation Rate:	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
1.0	Roofing - Major Repair	$ 82,739	$ -	$ -	$ -	$ -	$ 91,351	$ -	$ -	$ -	$ -
2.0	Eavestroughs & Downspouts	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3.0	Fascia	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
3.1	Soffit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
4.0	Exterior Finish - Major Repair	$ -	$ -	$ 109,712	$ -	$ -	$ -	$ 118,756	$ -	$ -	$ -
5.0	Windows - 1/3	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
5.1	Windows - 1/3	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
5.2	Windows - 1/3	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
6.0	Balcony Doors	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
6.1	Building Entrance Doors	$ -	$ -	$ 27,006	$ -	$ -	$ -	$ -	$ -	$ -	$ -
6.2	Interior Doors	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
7.0	Balcony Membranes - 50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
7.1	Balcony Membranes - 50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
7.2	Balcony Railings - 50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 228,285	$ -	$ -
7.3	Balcony Railings - 50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 232,851	$ -
7.4	Balcony Fascia & Columns - 50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
7.5	Balcony Fascia & Columns - 50%	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8.0	Flooring Finishes - Carpet - Common Rms	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8.1	Flooring Finishes - Laminate - Guest Suites	$ -	$ -	$ -	$ -	$ 13,206	$ -	$ -	$ -	$ -	$ -
8.2	Flooring Finishes - Carpet - Hallways	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8.3	Flooring Finishes - Carpet - Stairwells	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8.4	Flooring Finishes - Laminate	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8.5	Flooring Finishes - Linoleum	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8.6	Flooring Finishes - Tile - Lobby	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8.7	Flooring Finishes - Tile - Pool	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
8.8	Flooring Finishes - Tile - Pool - Refurb	$ -	$ 5,577	$ -	$ -	$ -	$ -	$ 6,157	$ -	$ -	$ -
8.9	Flooring Finishes - Pool - Paint/Membrane	$ -	$ -	$ -	$ -	$ -	$ -	$ 29,780	$ -	$ -	$ -
9.0	Paint Finishes Main Floor Common Rooms	$ -	$ -	$ -	$ -	$ -	$ 8,529	$ -	$ -	$ -	$ -
9.1	Paint Finishes 2nd Floor Common Rooms	$ -	$ -	$ -	$ -	$ -	$ 25,588	$ -	$ -	$ -	$ -
9.2	Paint Finishes Guest Suites	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9.3	Paint Finishes Washrooms/Kitchen	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
9.4	Paint Finishes Hallways	$ -	$ -	$ -	$ -	$ -	$ -	$ 207,476	$ -	$ -	$ -
9.5	Paint Finishes Stairwells	$ -	$ -	$ -	$ -	$ -	$ -	$ 31,278	$ -	$ -	$ -
9.6	Paint Finishes Pool Room	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
10.0	Mailboxes	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11.0	Washroom & Misc Plumbing Fixtures	$ -	$ -	$ 8,439	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11.1	Common Rooms Furniture	$ 46,352	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11.2	Exterior Patio Furniture	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,308	$ -	$ -	$ -
11.3	Guest Suite Furniture	$ -	$ -	$ -	$ -	$ -	$ -	$ 14,616	$ -	$ -	$ -
11.4	Art & Décor	$ 23,176	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11.5	Exercise Equipment	$ -	$ -	$ -	$ -	$ 7,902	$ -	$ -	$ -	$ -	$ -
11.6	Appliances	$ 4,056	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

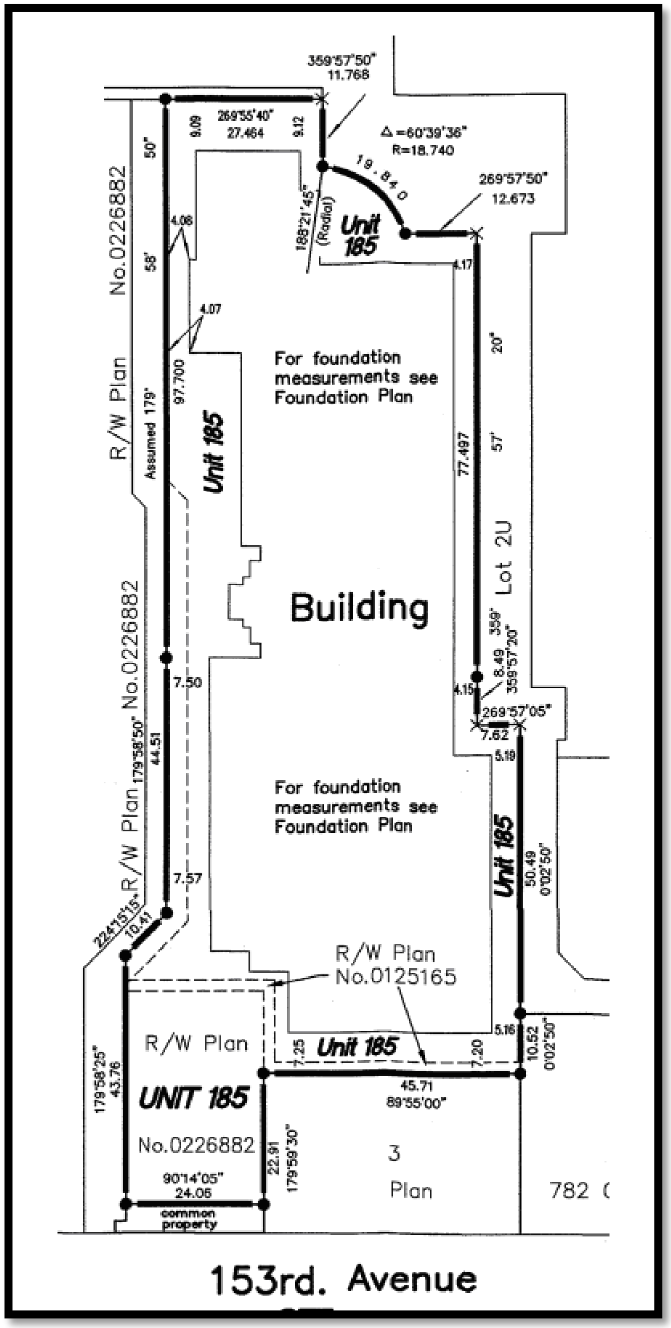
30 YEAR REPLACEMENT SCHEDULE

May 20, 2026

No.	Component	21 2047	22 2048	23 2049	24 2050	25 2051	26 2052	27 2053	28 2054	29 2055	30 2056
	Construction Inflation Rate:	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
11.7	Cabinetry	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
11.8	Computer & Electronics	$ 9,734	$ -	$ -	$ -	$ -	$ 10,747	$ -	$ -	$ -	$ -
12.0	Interior Lighting - Hallway Wall	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12.1	Interior Lighting - Above Unit Doors	$ 48,670	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12.2	Interior Lighting - Misc Incandescent	$ 15,818	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12.3	Interior Lighting - Fluorescent	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12.4	Specialty Interior Lighting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12.5	Emergency Lighting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12.6	Exit Lighting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12.7	Parkade Lighting	$ -	$ 86,462	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12.8	Exterior Unit Lighting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
12.9	Exterior Building Lighting	$ 9,734	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
13.0	Electrical Distribution	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
13.1	Electrical Distribution - Major Repair	$ 24,335	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
14.0	Intercom System	$ -	$ -	$ -	$ -	$ -	$ 8,060	$ -	$ -	$ -	$ -
14.1	Access System - Fob	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
14.2	Security Camera System	$ 8,112	$ -	$ -	$ -	$ -	$ 8,956	$ -	$ -	$ -	$ -
14.3	Handicap Access System	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
15.0	Fire Alarm System - Panel	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
15.1	Fire Alarm System - Component Allowance	$ 14,601	$ -	$ -	$ -	$ -	$ 16,121	$ -	$ -	$ -	$ -
15.2	Fire Alarm System - Sprinker Allowance	$ 8,923	$ -	$ -	$ -	$ -	$ 9,852	$ -	$ -	$ -	$ -
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	$ 4,635	$ -	$ -	$ -	$ 5,017	$ -	$ -	$ -	$ 5,431	$ -
17.3	Pool Mechanical - Peristaltic Pumps	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
17.4	Pool Mechanical - Chlorine Generator	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
18.0	Boiler #1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
18.1	Boiler #2	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
19.0	Hot Water Tank #1	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 34,966	$ -
19.1	Hot Water Tank #2	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 34,966	$ -
19.2	Hot Water Tank #3	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
19.3	Water Softener System	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 13,977	$ -	$ -
19.4	Domestic Water & Heat Loop Piping	$ 16,223	$ -	$ -	$ -	$ -	$ 17,912	$ -	$ -	$ -	$ -
19.5	Miscellaneous Mechanical Components	$ -	$ 24,822	$ -	$ -	$ 26,341	$ -	$ -	$ 27,953	$ -	$ -
19.6	Thermostats & Zone Valve Allowance	$ 25,957	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
20.0	Furnaces	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
20.1	Makeup Air Unit - Pool	$ -	$ -	$ -	$ 60,257	$ -	$ -	$ -	$ -	$ -	$ -

30 YEAR REPLACEMENT SCHEDULE

No.	Component	21 2047	22 2048	23 2049	24 2050	25 2051	26 2052	27 2053	28 2054	29 2055	30 2056
	Construction Inflation Rate:	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
20.2	Makeup Air Unit - Hallway	$ -	$ -	$ -	$ 60,257	$ -	$ -	$ -	$ -	$ -	$ -
20.3	A/C Unit - Roof	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
20.4	A/C Units - Outside	$ 17,035	$ -	$ -	$ -	$ -	$ 18,808	$ -	$ -	$ -	$ -
21.0	Parkade Makeup Air	$ -	$ -	$ -	$ 60,257	$ -	$ -	$ -	$ -	$ -	$ -
21.1	Parkade Exhaust Fans	$ -	$ -	$ -	$ 21,520	$ -	$ -	$ -	$ -	$ -	$ -
21.2	Parkade Fan Coil Heaters	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
21.3	CO2 Gas Detector System	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
22.0	Overhead Parkade Doors - Motors	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
22.1	Overhead Parkade Doors - Reader/Controller	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
22.2	Overhead Parkade Door #1	$ -	$ -	$ 4,220	$ -	$ -	$ -	$ -	$ -	$ -	$ -
22.3	Overhead Parkade Door #2	$ -	$ -	$ 4,220	$ -	$ -	$ -	$ -	$ -	$ -	$ -
23.0	Parkade Ramp - Glycol Heat Loop	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
23.1	Parkade Ramp - Glycol Heat Loop - Mech Comp	$ -	$ -	$ 4,220	$ -	$ -	$ -	$ -	$ -	$ -	$ -
23.2	Parkade Ramp	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
24.0	Walkways - 1/3	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
24.1	Walkways - 1/3	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
24.2	Walkways - 1/3	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
25.0	Curbs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 19,008	$ -	$ -
25.1	Parking & Roadways	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 173,817
25.2	Parking & Roadways - Repair	$ -	$ -	$ -	$ -	$ 10,536	$ -	$ -	$ -	$ -	$ 11,633
26.0	Exterior Site Lighting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
26.1	Vehicle Outlets	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,603	$ -
26.2	Underground Electrical Lines	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
27.0	Railings	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
27.1	Brick Pillars & Railings - Refurb	$ 12,168	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
27.2	Retaining Wall Refurb	$ -	$ -	$ -	$ -	$ -	$ 13,434	$ -	$ -	$ -	$ -
27.3	Chain Link Fence	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
27.4	Metal Stairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
27.5	Metal Stairs - Refurbish	$ 7,301	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
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	$ 650,638	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
28.3	Parkade Membrane & Tile - Back Plaza Deck - 1/3	$ -	$ -	$ 676,924	$ -	$ -	$ -	$ -	$ -	$ -	$ -
29.0	Landscaping	$ -	$ -	$ -	$ -	$ 12,292	$ -	$ -	$ -	$ -	$ -
29.1	Irrigation System	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
30.0	Underground Water & Sewer Systems	$ -	$ -	$ -	$ -	$ -	$ 44,780	$ -	$ -	$ -	$ -
31.0	Reserve Fund Study	$ 6,165	$ -	$ -	$ -	$ -	$ 6,807	$ -	$ -	$ -	$ -
	Total	**$ 1,036,372**	**$ 116,861**	**$ 834,741**	**$ 202,292**	**$ 75,295**	**$ 280,944**	**$ 415,372**	**$ 289,224**	**$ 315,817**	**$ 185,450**



359°57'50" 11.768
269°55'40" 27.464
9.09
9.12
Δ=60°39'36" R=18.740
19.840
188°21'45" (Radial)
Unit 185
269°57'50" 12.673
4.17
4.08
4.07
50°
58°
R/W Plan No.0226882
Assumed 179°
97.700
Unit 185
For foundation measurements see Foundation Plan
20°
57°
77.497
Lot 2U
Building
359° 8.49 359°57'20"
4.15
269°57'05"
7.62
5.19
R/W Plan No.0226882
179°58'50" 44.51
7.50
For foundation measurements see Foundation Plan
Unit 185
50.49 0°02'50"
7.57
224°15'15" 10.41
R/W Plan No.0125165
R/W Plan
UNIT 185
No.0226882
179°58'25" 43.76
7.25
Unit 185
7.20
5.16
10.52 0°02'50"
45.71 89°55'00"
22.91 179°59'30"
3
Plan
782
90°14'05" 24.05
common property
153rd. Avenue

AERIAL VIEW

Google Earth 2024

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
- Future Funding Recommendations

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.

FUTURE FUNDING RECOMMENDATIONS

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

Effective Age:	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.
Annual Replacement Cost:	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.
Refurbishment:	The major repair and refinishing of a component. Not replacement.
Modernization:	Upgrading components to current technical standards.
Spalling:	This is when concrete pits and forms an uneven surface.
Remediation:	Further review and inspection is required and then component needs repair.
Ponding:	Standing water that is not draining properly.
Delamination:	The deterioration of asphalt as it ages. Loses the smooth finish and starts to pit and crack.
Poor:	Generally has less than 25% of its life left and requires replacement within the next 5 years.
Fair:	Generally has 25% to 60% of its life left and does not require replacement soon.
Good:	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 20 years with over 1,300 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
- Professional member of CCI

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:

S. Bigelow

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