BIGELOW
RESERVE FUND STUDIES

# RESERVE FUND STUDY REPORT

**Prepared for**

[redacted]

# *CONDOMINIUM CORPORATION*

CONDOMINIUM PLAN No. [redacted]




July 2026
Final

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## INTRODUCTION

Bigelow Reserve Fund Studies was commissioned on February 3, 2026 by Sunreal Property Management Ltd on behalf of the board of directors of [redacted] to prepare a Reserve Fund Study for the Condominium Corporation (Condominium Plan No. [redacted] This condominium is located at [redacted], in the town of [redacted]

Site inspection was conducted on June 22, 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: | [redacted] |
| Condominium Plan No: | [redacted] |
| Property Address: | [redacted] |
| | [redacted], AB |
| Type of Condominium: | Apartment |
| Number of Units: | 55 |
| Number of Buildings: | 1 |
| Age of Condominium: | Approximately 18 years old |
| Fiscal Year End: | February 28th |
| Current Fiscal Year: | 2026 |

[redacted] is an apartment style condominium with 55 units on 4 floors. Each unit has its exclusive use balcony or patio. Common areas include hallways, stairwells & a gym on the main floor. Unit parking is located in the parkade under the building. Parkade is accessed on the north side of the building. Asphalt parking is located on the east side of the building. Landscaping is mature and consists of trees, shrubs & grass.

Note: [redacted] was originally developed as a multi building property. For this reason, this building does not have a distributed 10,000 units. 3 Broadway Rise has only 3,160 unit factors. The remaining buildings have not been constructed.

### 3.2 Duties of Corporation

In addition to the duties imposed upon the Corporation under the Act, the Corporation shall:

(a) control, manage, maintain, repair and administer the Managed Property (except as expressly required to be done by an Owner pursuant to this By-law) and all real property, chattels, personal property or other property owned by the Corporation for the benefit of all of the Owners and for the benefit of the entire Project;

(b) do all things required of it by the Act, this By-law and any other By-laws, Rules and Regulations, and Resolutions in force from time to time;

(c) maintain and repair (including renewal where reasonably necessary) pipes, wires, cables, ducts, conduits, plumbing systems, sewers and other facilities for the furnishing of utilities existing in the Parcel and servicing the Project and capable of being used in connection with the enjoyment of one or more Residential Unit, or the Managed Property;

(e) except as otherwise specifically provided in this By-law, maintain and repair the Building Elements including, without limitation, the exterior or outside surfaces of the Buildings (including windows and doors and other outside accoutrements affecting the appearance, usability, value or safety of the Project) and the Managed Property;

(h) remove ice, snow, slush, and debris from and keep and maintain in good order and condition all areas of the Managed Property designated for, either vehicular or pedestrian traffic or outside parking and keep and maintain in good order and condition the grassed or landscaped areas of the Managed Property; provided that the maintenance of any Exclusive Use Area shall be the prime responsibility of the Owner to whom such Exclusive Use Area has been assigned;

## 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: | $2,853,275.00 |
| Annual Replacement Cost: | $96,318.00 |
| Recommended Safety Margin | $97,000.00 |
| Opening Fund Balance: | $350,501.00 |
| Current Annual Reserve Contribution: | $79,920.00 |

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 $79,920.00 per year to the Reserve Fund account. Based on unit factors ranging from 42 to 73 (multiplied by 3.165 to achieve 10,000 unit factors), this averages between $1,062.00 to $1,847.00 per unit annually ($89.00 to $154.00 per month).

**Future Funding Recommendations:**

It is recommended that the board increase the contribution to the Reserve Fund annually by 2.50%.

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

Due to only Phase 1 being developed and occupied unit factors adding up to 3,160, all unit factors have been multiplied by 3.165. It is assumed that the developer is NOT contributing to the Reserve Fund account.

| | | Annual Contribution Current | | | Annual Contribution Recommendation | |
|---|---|---|---|---|---|---|
| Unit Factors | Based on 10,000 unit factors | $79,920 | | | $81,998 | |
| | | Annual | Monthly | | Annual | Monthly |
| 73 | 231 | $1,847 | $154 | | $1,895 | $158 |
| 63 | 199 | $1,594 | $133 | | $1,635 | $136 |
| 62 | 196 | $1,568 | $131 | | $1,609 | $134 |
| 53 | 168 | $1,341 | $112 | | $1,375 | $115 |
| 48 | 152 | $1,214 | $101 | | $1,246 | $104 |
| 42 | 133 | $1,062 | $89 | | $1,090 | $91 |
| 1 | 3 | $25 | $2 | | $26 | $2 |

## RECOMMENDATIONS FOR REPLACEMENT
REQUIRING ATTENTION WITHIN THE NEXT 5 YEARS:

| Component # | Recommendation | Page # in Report |
|---|---|---|
| 9.0 | Funds are allocated every 5 years to replace exercise equipment as needed. Full scale replacement of all the equipment at one time will not be required. | *27* |
| 11.0 | The fob proximity access system, handicap door openers & security camera system were upgrade/installed this year. | *31* |
| 13.0 | Replace elevator door operators within the next year. | *34* |
| 15.0 | Funds are allocated every 5 years to replace miscellaneous mechanical components as needed.<br>Funds are allocated every 5 years to replaced domestic water & heat loop piping as needed. | *37* |
| 21.0 | Funds are allocated to patch/repair the asphalt parking & roadway every 5 years. Resurfacing should be completed within the next 12 years. | *47* |
| 25.0 | Address landscaping grade issues within the next year around the perimeter of the building. Install flashing on the upper deck & along the base of the wall. Install weeping tile & French drains where needed. | *53* |
| 27.0 | Complete Reserve Fund Study every 5 years. | *56* |

## 5 YEAR SCHEDULE

| | |
|---|---|
| **2026** | – Replace/install fob proximity system (completed)<br>– Replace/install handicap push buttons on front entrance doors (completed)<br>– Upgrade security camera system (completed)<br>– Complete Reserve Fund Study |
| **2027** | – Replace elevator door operators<br>– Address grade concerns (install flashing, weeping tile & French drains) |
| **2028** | – No replacement required |
| **2029** | – No replacement required |
| **2030** | – No replacement required |
| **2031** | – Replace/repair exercise equipment as needed<br>– Replace miscellaneous mechanical components as needed<br>– Replace/repair damaged domestic water & heat loop piping as needed<br>– Patch/repair asphalt roadway<br>– 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 savings & GIC accounts ranges from 1.0% to 6.0%. For the purposes of this report 1.45% 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 accept 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: |
|---|---|---|---|
| $102,060 | 25 | 18 | 7 |

**Observations**

- Roofing consists of architectural laminate shingles.
- The majority of the shingles are original. Some replacement occurred in 2020.
- Shingle roofing is in fair condition.

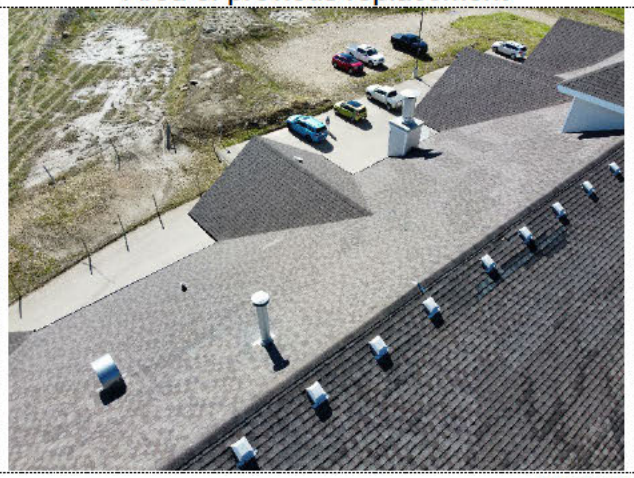
**Pictures**



Area of previous replacement



Typical shingle roofing





Shingle roofing

**Recommendations for Replacement and/or Maintenance**

- Replace shingle roofing within the next 7 years.

**Projection**

| *Year Replacement Required:* | *Cost of Replacement with Inflation:* |
|---|---|
| 2033 | $121,900 |

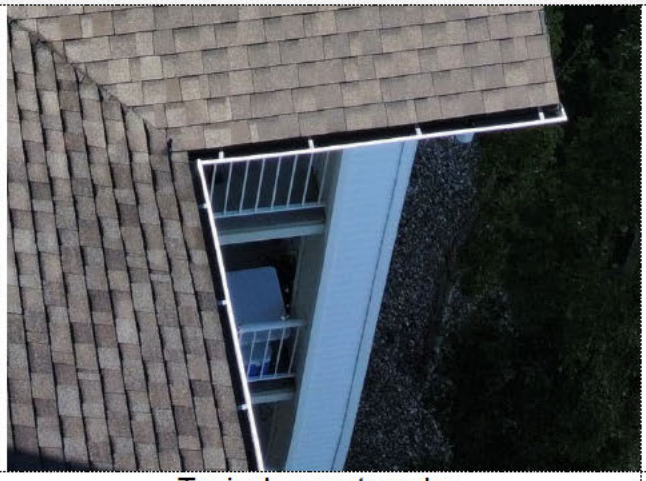
## 2.0 EAVESTROUGHS & DOWNSPOUTS

| Current Replacement Cost: | Expected Life: | Effective Age: | Remaining Life: |
|---|---|---|---|
| $26,145 | 25 | 18 | 7 |

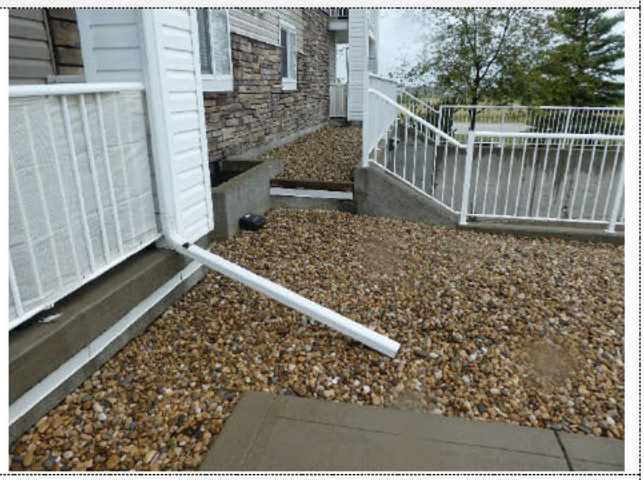
**Observations**

- Eavestroughs are securely fastened to fascia with hangers. Hangers prevent eavestroughs from pulling away in the winter months.
- Eavestroughs are free of debris.
- Downspouts terminate onto landscaping.
- Eavestroughs and downspouts are original.

**Pictures**



Typical eavestroughs



Typical downspout

**Recommendations for Replacement and/or Maintenance**

- Eavestroughs & downspouts should be cleaned annually. Cleaning should include minor repairs.
- Replace eavestroughs & downspouts within the next 7 years in conjunction with shingle roof replacement.

**Projection**

| *Year Replacement Required:* | *Cost of Replacement with Inflation:* |
|---|---|
| 2033 | $31,228 |

## 3.0 FASCIA & SOFFIT

| Current Replacement Cost: | | Expected Life: | Effective Age: | Remaining Life: |
|---|---|---|---|---|
| Fascia | $8,348 | 50 | 18 | 32 |
| Soffit | $29,505 | 50 | 18 | 32 |

**Observations**

- Prefinished metal fascia is installed at all roof terminations.
- Soffit is vented painted metal and is installed at all roof overhangs. Vented soffit allows for air into the attic spaces.
- Fascia & soffit are original and in good condition.

**Pictures**



Soffit under front entrance roof



Soffit & fascia at roof termination

**Recommendations for Replacement and/or Maintenance**

- Inspect annually, repair as necessary.

**Projection**

| | *Year Replacement Required:* | *Cost of Replacement with Inflation:* |
|---|---|---|
| Fascia | 30+ | N/A |
| Soffit | 30+ | N/A |

# 4.0 EXTERIOR FINISHES

| Current Replacement Cost: | | Expected Life: | Effective Age: | Remaining Life: |
|---|---|---|---|---|
| Exterior Finishes | $351,225 | 50 | 18 | 32 |
| Major Repair | $21,000 | 6 | 0 | 6 |

## Observations

- The building is clad with vinyl siding & stone veneer.
- Parging is installed on the west elevation of the parkade/foundation wall.
- Stone is installed on the main floor around the perimeter of the building.
- Vinyl and stone are in good condition.
- Some water soaking was noted below some windows on the main floor.
- Parging is evidencing some water soaking which will cause deterioration.

## Pictures

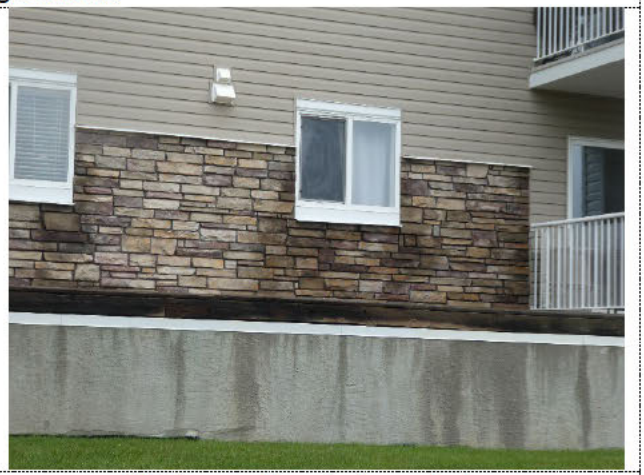




Vinyl siding & stone



Vinyl siding & stone – west elevation



Water soaking below window

| Exterior Finishes – continued | | |
|---|---|---|
| **Recommendations for Replacement and/or Maintenance** | | |
| – Funds are allocated every 6 years to complete major repairs to exterior finishes. Repair as needed. | | |
| **Projection** | | |
| *Year Replacement Required:* | | *Cost of Replacement with Inflation:* |
| Exterior Finishes | 30+ | N/A |
| Major Repair | 2032 | $24,591 |

## 5.0 WINDOWS & PATIO DOORS

| Current Replacement Cost: | | Expected Life: | Effective Age: | Remaining Life: |
|---|---|---|---|---|
| Windows | $77,096 | 35 | 18 | 17 |
| Patio Doors - 50% | $70,560 | 30 | 18 | 12 |
| Patio Doors - 50% | $70,560 | 30 | 17 | 13 |

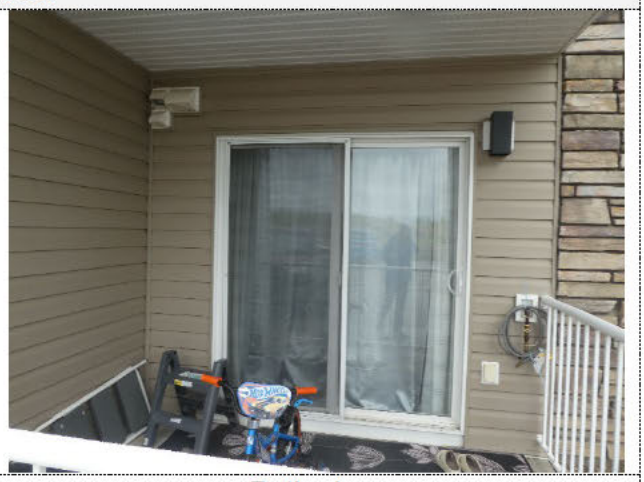
**Observations**

- Windows & patio doors are vinyl framed and original.
- Windows & patio doors are in fair condition.

**Pictures**

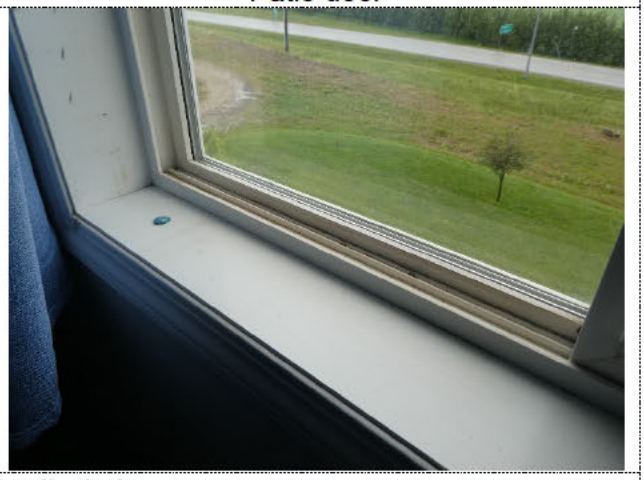


Unit windows



Patio door





Interior view of unit windows

## Windows & Patio Doors – continued



Interior of unit window



Patio door sill & track

### Recommendations for Replacement and/or Maintenance

- Regular maintenance of windows & patio doors 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:* |
|---|---|---|
| Windows | 2043 | $112,249 |
| Patio Doors - 50% | 2038 | $93,048 |
| Patio Doors - 50% | 2039 | $94,909 |

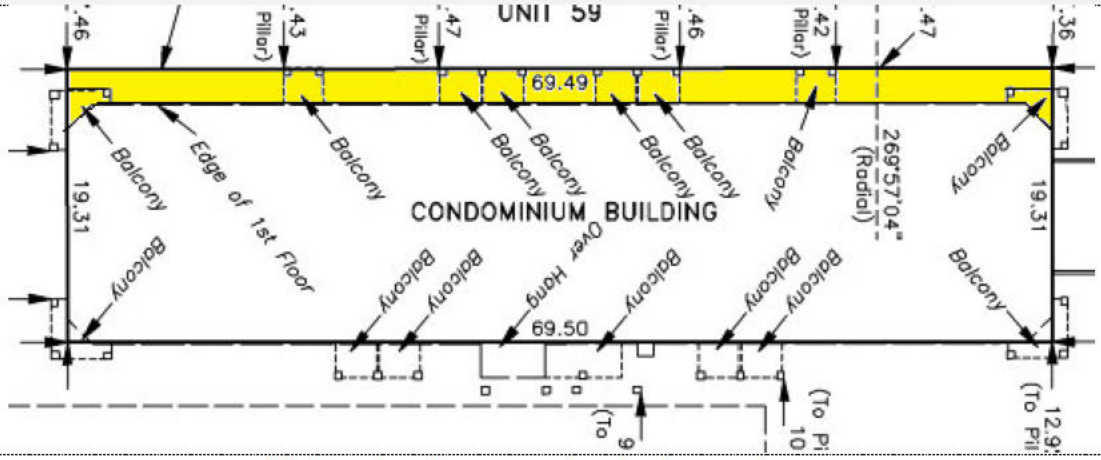
# 24.0 PARKADE MEMBRANE & FLOORING

| Current Replacement Cost: | | Expected Life: | Effective Age: | Remaining Life: |
|---|---|---|---|---|
| Membrane | $177,660 | 40 | 18 | 22 |
| Flooring Refurbishment Allowance | $73,500 | 10 | 0 | 10 |

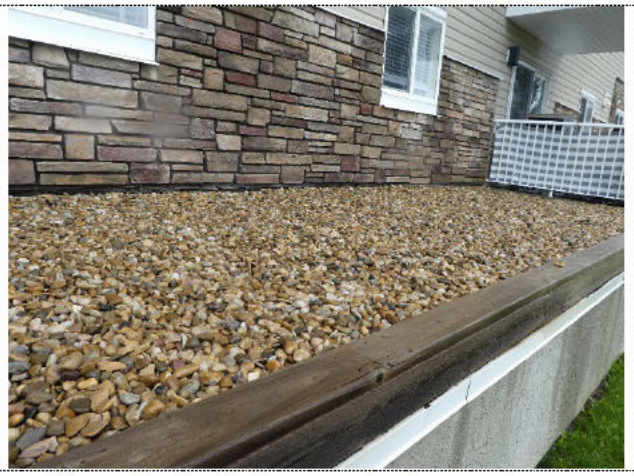
## Observations

- A membrane has been installed between the ceiling of the parkade and the landscaping where it extends past the building. This is located along the west side of the property and is covered with a gravel ballast and the west concrete patios. This membrane is not a life item and will require replacement. Although this membrane cannot be inspected, industry standard and experience suggest that it will last approximately 25 years. When it does fail the parkade roof will start to leak and cause concrete deterioration.
- The parkade floor is poured concrete on grade.
- Concrete is evidencing some deterioration in high traffic areas.

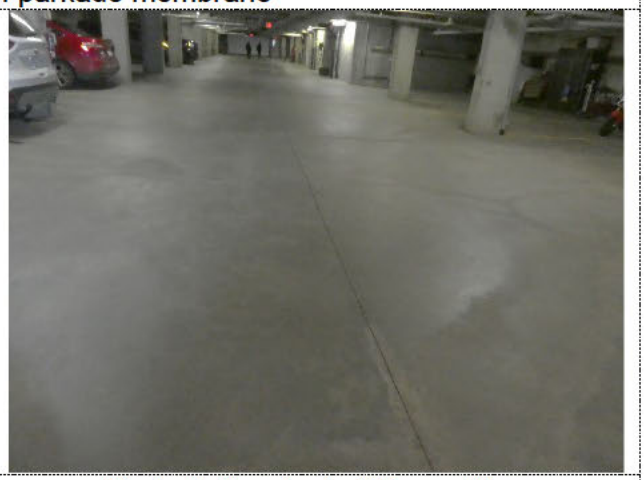
## Pictures



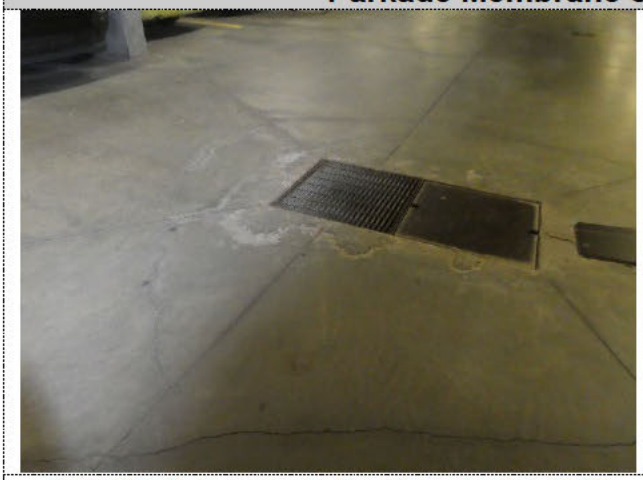

Yellow denotes area of parkade membrane



Gravel ballast above parkade membrane



Parkade flooring in fair condition

| Parkade Membrane & Flooring – continued | |
|---|---|
|  |  |
| Deteriorated concrete flooring around drain | Parkade wall |
| **Recommendations for Replacement and/or Maintenance** | |
| – Funds are allocated every 10 years to refurbish sections of parkade flooring. | |
| **Projection** | |
| *Year Replacement Required:* | *Cost of Replacement with Inflation:* |
| Membrane: 2048 | $285,589 |
| Flooring Refurbishment Allowance: 2036 | $93,162 |

## 25.0 LANDSCAPING

| Current Replacement Cost: | Expected Life: | Effective Age: | Remaining Life: |
|---|---|---|---|
| $15,750 | 10 | 9 | 1 |

### Observations

- Landscaping consists of trees, shrubs, grass & stone beds.
- Some trees are growing close to the building and could pose a concern in the future. Roots could grow into the foundation and branches could scrape and prematurely damage siding & shingles.
- Property signage is located at the entrance roadway and is in good condition.
- An irrigation system is installed. This system is original and in fair condition. Complete replacement will not be required.
- Both the upper and lower decks around the building (above the parkade) slope towards the building. Directing water in the wrong direction.

### Pictures



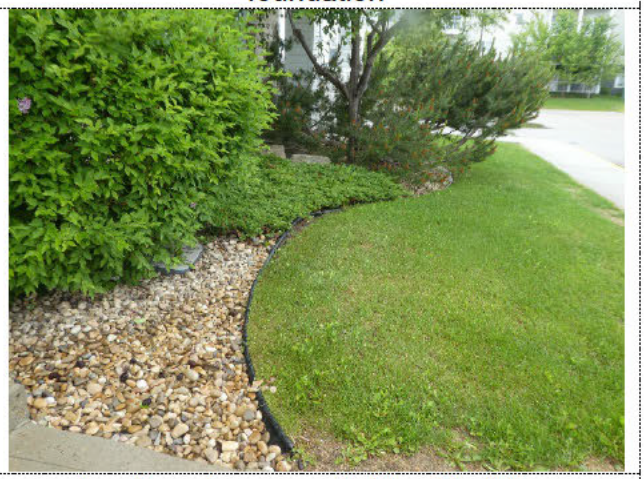
Property signage



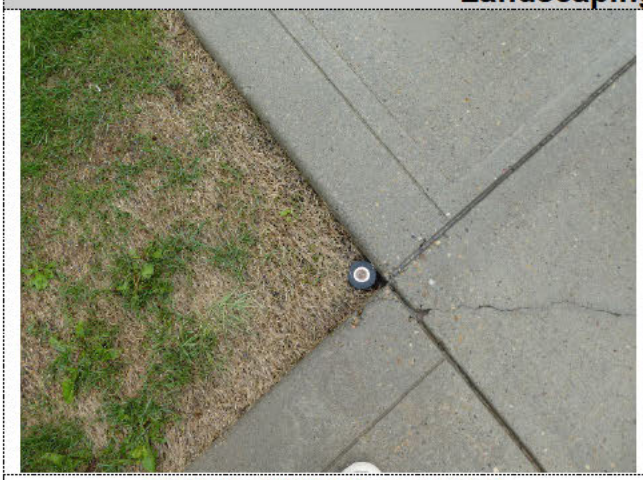
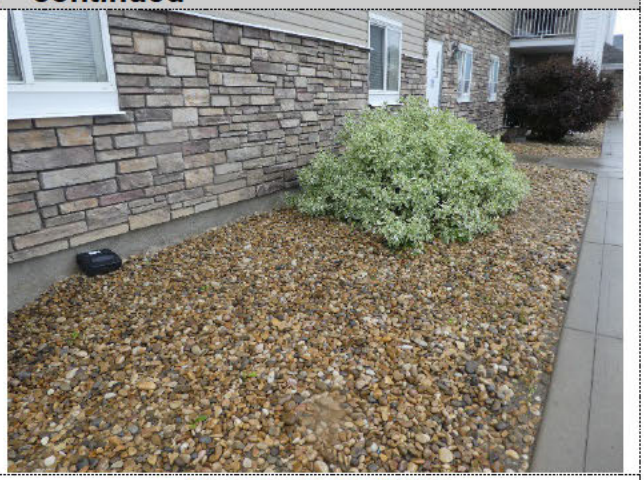
West landscaping – slopes away from foundation



South landscaping along perimeter of building



Landscaping on east side of building

| Landscaping – continued | |
|---|---|
|  |  |
| Sprinkler (irrigation system) | Area around building |
| **Recommendations for Replacement and/or Maintenance** | |
| – Install flashing along the building on the upper deck and along the base of the wall & install weeping tile and French drains within the next year.<br>– Funds are allocated every 10 years to address landscaping concerns that are not of an annual nature. This includes: tree removal, sign repair & sprinkler repairs.<br>– Expenses occurring annually are an operating budget line item. | |
| **Projection** | |
| *Year Replacement Required:* | *Cost of Replacement with Inflation:* |
| 2027 | $16,223 |

## 26.0 UNDERGROUND WATER & SEWER SYSTEMS

| Current Replacement Cost: | Expected Life: | Effective Age: | Remaining Life: |
|---|---|---|---|
| $21,000 | 20 | 0 | 20 |

**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 hydrant will require flushing occasionally. Valves will require replacement over time.
- Drains are installed in the roadway.

**Pictures**



Fire hydrant & shut off valve



Drain in roadway

**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:* |
|---|---|
| 2046 | $32,447 |

## 27.0 RESERVE FUND STUDY

| Current Replacement Cost: | Expected Life: | Effective Age: | Remaining Life: |
|---|---|---|---|
| $3,465 | 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:* |
|---|---|
| 2026 | $3,465 |

## ATTIC

**Observations**

- Attic is insulated with a sufficient quantity of loose fill fiberglass insulation.
- No staining was noted on the underside of the roof sheathing.
- Fire doors are installed into mechanical rooms.

**Pictures**



Insulation



Fire door to mechanical room

## SPREADSHEETS


| | |
|---|---|
| SUMMARY | A |
| CURRENT FUNDING | B |
| FUTURE FUNDING RECOMMENDATIONS | C |
| CASH FLOW GRAPHS | D |
| 30 YEAR REPLACEMENT SCHEDULE | E |

# SUMMARY
# (Common Property Inventory)

October 11, 2026

| No | Component | Current Replacement Cost | Annual Replacement Cost | Expected Life | Effective Age | Remaining Life |
|---|---|---|---|---|---|---|
| 1.0 | Roofing | $102,060 | $4,083 | 25 | 18 | 7 |
| 2.0 | Eavestroughs & Downspouts | $26,145 | $1,046 | 25 | 18 | 7 |
| 3.0 | Fascia | $8,348 | $167 | 50 | 18 | 32 |
| 3.1 | Soffit | $29,505 | $591 | 50 | 18 | 32 |
| 4.0 | Exterior Finishes | $351,225 | $7,025 | 50 | 18 | 32 |
| 4.1 | Exterior Finishes - Major Repair | $21,000 | $3,500 | 6 | 0 | 6 |
| 5.0 | Windows | $77,096 | $2,203 | 35 | 18 | 17 |
| 5.1 | Patio Doors - 50% | $70,560 | $2,352 | 30 | 18 | 12 |
| 5.2 | Patio Doors - 50% | $70,560 | $2,352 | 30 | 17 | 13 |
| 6.0 | Doors - Bldg - Glass | $10,500 | $263 | 40 | 18 | 22 |
| 6.1 | Doors - Bldg - Steel | $4,725 | $105 | 45 | 18 | 27 |
| 6.2 | Doors - Interior - Unit | $57,750 | $963 | 60 | 18 | 42 |
| 6.3 | Doors - Interior - Stairwell | $9,240 | $154 | 60 | 18 | 42 |
| 7.0 | Balcony Membrane - 50% | $87,413 | $3,497 | 25 | 18 | 7 |
| 7.1 | Balcony Membrane - 50% | $87,413 | $3,497 | 25 | 17 | 8 |
| 7.2 | Balcony Soffit | $38,850 | $777 | 50 | 18 | 32 |
| 7.3 | Balcony & Patio Railings | $177,975 | $3,560 | 50 | 18 | 32 |
| 7.4 | Balcony Fascia | $9,030 | $362 | 25 | 18 | 7 |
| 7.5 | Balcony Post Cladding | $95,918 | $1,919 | 50 | 18 | 32 |
| 8.0 | Interior Flooring Finishes - Hallway Carpet | $36,540 | $1,827 | 20 | 10 | 10 |
| 8.1 | Interior Flooring Finishes - Stairwell Carpet | $7,980 | $399 | 20 | 10 | 10 |
| 8.2 | Interior Flooring Finishes - Tile | $10,920 | $312 | 35 | 18 | 17 |
| 8.3 | Interior Flooring Finishes - Rubber Treads | $4,305 | $144 | 30 | 10 | 20 |
| 8.4 | Interior Paint Finishes - Hallways | $19,373 | $1,615 | 12 | 6 | 6 |
| 8.5 | Interior Paint Finishes - Stairwells | $6,426 | $536 | 12 | 6 | 6 |
| 9.0 | Unit Mailboxes | $10,395 | $297 | 35 | 18 | 17 |
| 9.1 | Exercise Equipment | $3,150 | $630 | 5 | 0 | 5 |
| 10.0 | Interior Lighting - Hallway | $9,450 | $270 | 35 | 18 | 17 |
| 10.1 | Interior Lighting - Stairwell | $5,775 | $193 | 30 | 18 | 12 |
| 10.2 | Parkade Lighting | $7,875 | $263 | 30 | 18 | 12 |
| 10.3 | Exit Lighting/Signage | $3,675 | $105 | 35 | 18 | 17 |
| 10.4 | Emergency Lighting | $5,145 | $147 | 35 | 18 | 17 |
| 10.5 | Exterior Unit Lighting | $8,663 | $248 | 35 | 18 | 17 |
| 10.6 | Exterior Building Lighting | $1,838 | $62 | 30 | 18 | 12 |
| 10.7 | Electrical Distribution Allowance | $147,000 | $2,450 | 60 | 18 | 42 |
| 11.0 | Intercom System | $3,675 | $123 | 30 | 18 | 12 |
| 11.1 | Fob Proximity System | $20,654 | $827 | 25 | 25 | 0 |
| 11.2 | Handicap Push Bottons | $17,656 | $589 | 30 | 30 | 0 |
| 11.3 | Security Camera System - Allowance | $6,253 | $1,043 | 6 | 6 | 0 |
| 12.0 | Fire Alarm System - Panel | $6,825 | $171 | 40 | 18 | 22 |
| 12.1 | Fire Alarm System - Component Allowance | $4,725 | $788 | 6 | 0 | 6 |
| 12.2 | Fire Alarm System - Sprinkler Allowance | $4,200 | $700 | 6 | 0 | 6 |
| 12.3 | Fire Alarm System - Mechanical/Electrical | $42,000 | $1,050 | 40 | 18 | 22 |
| 13.0 | Elevator Modernization | $147,000 | $3,675 | 40 | 18 | 22 |
| 13.1 | Elevator - Major Repair | $34,860 | $1,743 | 20 | 19 | 1 |
| 14.0 | Cabinet Heaters | $5,250 | $132 | 40 | 18 | 22 |
| 14.1 | Electric & Baseboard Heaters | $3,570 | $119 | 30 | 18 | 12 |
| 14.2 | Hallway Makeup Air Unit #1 | $21,000 | $467 | 45 | 18 | 27 |
| 14.3 | Hallway Makeup Air Unit #2 | $21,000 | $467 | 45 | 17 | 28 |
| 15.0 | Boiler | $52,500 | $1,313 | 40 | 18 | 22 |
| 15.1 | Hot Water Heaters | $31,500 | $2,100 | 15 | 3 | 12 |
| 15.2 | Miscellaneous Mechanical | $7,350 | $1,470 | 5 | 0 | 5 |
| 15.3 | Domestic Water & Heat Loop Piping | $5,250 | $1,050 | 5 | 0 | 5 |

# SUMMARY
# (Common Property Inventory)

October 11, 2026

| No | Component | Current Replacement Cost | Annual Replacement Cost | Expected Life | Effective Age | Remaining Life |
|---|---|---|---|---|---|---|
| 16.0 | Parkade Makeup Air Unit | $36,750 | $817 | 45 | 18 | 27 |
| 16.1 | Parkade Heaters | $9,240 | $231 | 40 | 18 | 22 |
| 16.2 | Parkade Gas Detection System | $3,675 | $147 | 25 | 18 | 7 |
| 16.3 | Parkade Exhaust System | $5,775 | $129 | 45 | 18 | 27 |
| 17.0 | Parkade Overhead Door | $7,350 | $210 | 35 | 18 | 17 |
| 17.1 | Parkade Overhead Door Motor/Control | $3,150 | $315 | 10 | 4 | 6 |
| 18.0 | Parkade Ramp Heat Loop System | $36,750 | $919 | 40 | 18 | 22 |
| 18.1 | Parkade Ramp | $60,480 | $1,512 | 40 | 18 | 22 |
| 18.2 | Parkade Ramp Retaining Walls - Refurbish | $15,750 | $394 | 40 | 18 | 22 |
| 18.3 | Parkade Ramp Railings | $27,563 | $690 | 40 | 18 | 22 |
| 19.0 | Patios - 50% | $14,963 | $333 | 45 | 18 | 27 |
| 19.1 | Patios - 50% | $14,963 | $375 | 40 | 18 | 22 |
| 20.0 | Walkways - 50% | $44,888 | $1,283 | 35 | 20 | 15 |
| 20.1 | Walkways - 50% | $44,888 | $1,283 | 35 | 18 | 17 |
| 20.2 | Garbage Bin Pad | $16,538 | $473 | 35 | 16 | 19 |
| 21.0 | Poured Curb | $3,150 | $53 | 60 | 18 | 42 |
| 21.1 | Parking & Roadway | $101,556 | $3,386 | 30 | 18 | 12 |
| 21.2 | Parking & Roadway - Major Repair | $9,450 | $1,890 | 5 | 0 | 5 |
| 22.0 | Site Lighting | $10,500 | $300 | 35 | 18 | 17 |
| 22.1 | Vehicle Outlets | $4,725 | $158 | 30 | 18 | 12 |
| 22.2 | Underground Electrical Lines | $27,300 | $455 | 60 | 18 | 42 |
| 23.0 | Fence - Garbage | $3,413 | $114 | 30 | 18 | 12 |
| 24.0 | Parkade Membrane | $177,660 | $4,442 | 40 | 18 | 22 |
| 24.1 | Parkade Flooring Refurbishment Allowance | $73,500 | $7,350 | 10 | 0 | 10 |
| 25.0 | Landscaping | $15,750 | $1,575 | 10 | 9 | 1 |
| 26.0 | Underground Water & Sewer System Allowance | $21,000 | $1,050 | 20 | 0 | 20 |
| 27.0 | Reserve Fund Study | $3,465 | $693 | 5 | 5 | 0 |
| | | | | | | |
| | **Total** | **$2,853,275** | **$96,318** | | | |

# CURRENT FUNDING

July 15, 2026

| YEAR | OPENING BALANCE | EXPENSES | INTEREST | ANNUAL CONTRIBUTION | SPECIAL ASSESSMENTS | CLOSING BALANCE | MINIMUM FUND BALANCE |
|---|---|---|---|---|---|---|---|
| 2026 | 350,501 | 48,027 | 4,386 | 79,920 | | 386,780 | 96,000 |
| 2027 | 386,780 | 52,128 | 4,852 | 79,920 | | 419,424 | 98,880 |
| 2028 | 419,424 | 0 | 6,082 | 79,920 | | 505,426 | 101,846 |
| 2029 | 505,426 | 0 | 7,329 | 79,920 | | 592,674 | 104,902 |
| 2030 | 592,674 | 0 | 8,594 | 79,920 | | 681,188 | 108,049 |
| 2031 | 681,188 | 32,908 | 9,400 | 79,920 | | 737,600 | 110,210 |
| 2032 | 737,600 | 76,261 | 9,589 | 79,920 | | 750,848 | 112,414 |
| 2033 | 750,848 | 272,708 | 6,933 | 79,920 | | 564,993 | 114,662 |
| 2034 | 564,993 | 106,494 | 6,648 | 79,920 | | 545,068 | 116,956 |
| 2035 | 545,068 | 0 | 7,903 | 79,920 | | 632,891 | 119,295 |
| 2036 | 632,891 | 173,946 | 6,655 | 79,920 | | 545,520 | 121,681 |
| 2037 | 545,520 | 20,362 | 7,615 | 79,920 | | 612,692 | 124,114 |
| 2038 | 612,692 | 356,928 | 3,709 | 79,920 | | 339,393 | 126,596 |
| 2039 | 339,393 | 94,909 | 3,545 | 79,920 | | 327,949 | 129,128 |
| 2040 | 327,949 | 0 | 4,755 | 79,920 | | 412,624 | 131,711 |
| 2041 | 412,624 | 89,707 | 4,682 | 79,920 | | 407,519 | 134,345 |
| 2042 | 407,519 | 4,496 | 5,844 | 79,920 | | 488,787 | 137,032 |
| 2043 | 488,787 | 273,840 | 3,117 | 79,920 | | 297,984 | 139,773 |
| 2044 | 297,984 | 92,040 | 2,986 | 79,920 | | 288,850 | 142,568 |
| 2045 | 288,850 | 25,051 | 3,825 | 79,920 | | 347,544 | 145,420 |
| 2046 | 347,544 | 196,952 | 2,184 | 79,920 | | 232,696 | 148,328 |
| 2047 | 232,696 | 24,822 | 3,014 | 79,920 | | 290,808 | 151,294 |
| 2048 | 290,808 | 974,919 | 0 | 79,920 | | (604,190) | 154,320 |
| 2049 | (604,190) | 0 | 0 | 79,920 | | (524,270) | 157,407 |
| 2050 | (524,270) | 60,505 | 0 | 79,920 | | (504,856) | 160,555 |
| 2051 | (504,856) | 84,132 | 0 | 79,920 | | (509,068) | 163,766 |
| 2052 | (509,068) | 5,481 | 0 | 79,920 | | (434,629) | 167,041 |
| 2053 | (434,629) | 203,593 | 0 | 79,920 | | (558,302) | 170,382 |
| 2054 | (558,302) | 38,017 | 0 | 79,920 | | (516,399) | 173,790 |
| 2055 | (516,399) | 0 | 0 | 79,920 | | (436,479) | 177,266 |
| | | **$ 3,308,227** | **$ 123,647** | **$ 2,397,600** | **$ -** | | |

| | |
|---|---|
| Construction Inflation Rate: | Variable |
| Interest Accumulated on Savings: | 1.45% |
| Annual Contribution Increase: | 0.00% |

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

# FUTURE FUNDING RECOMMENDATIONS

October 11, 2026

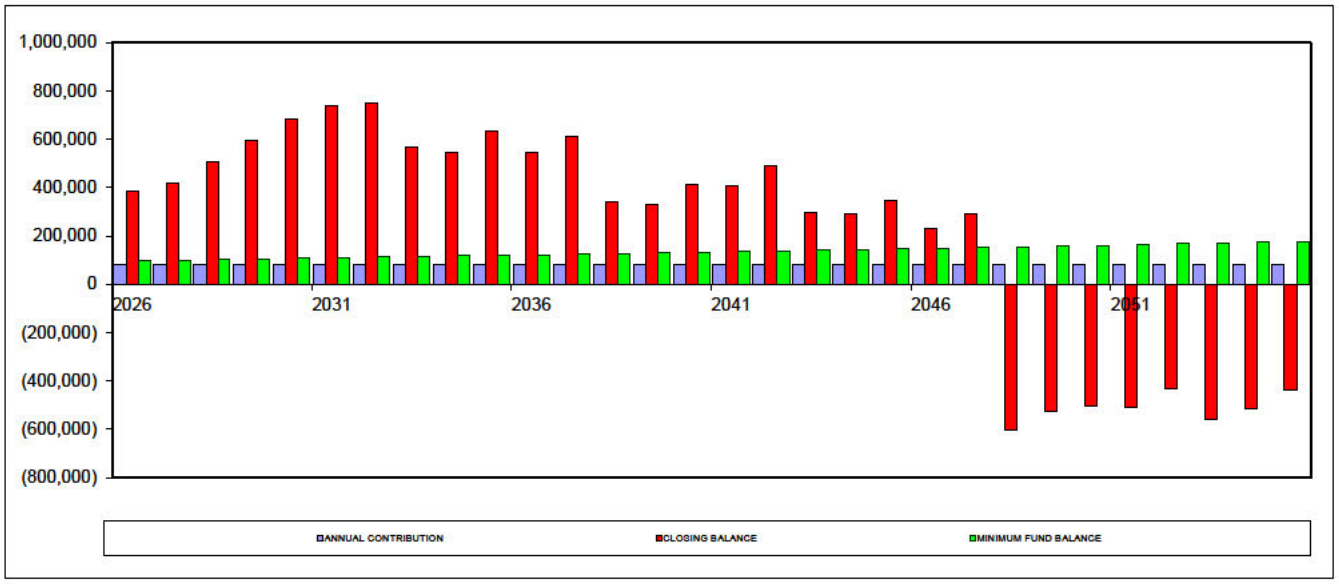
| YEAR | OPENING BALANCE | EXPENSES | INTEREST | ANNUAL CONTRIBUTION | SPECIAL ASSESSMENTS | CLOSING BALANCE | MINIMUM FUND BALANCE |
|---|---|---|---|---|---|---|---|
| 2026 | 350,501 | 48,027 | 4,386 | 79,920 | | 386,780 | 96,000 |
| 2027 | 386,780 | 52,128 | 4,852 | 81,918 | | 421,422 | 98,880 |
| 2028 | 421,422 | 0 | 6,111 | 83,966 | | 511,499 | 101,846 |
| 2029 | 511,499 | 0 | 7,417 | 86,065 | | 604,980 | 104,902 |
| 2030 | 604,980 | 0 | 8,772 | 88,217 | | 701,969 | 108,049 |
| 2031 | 701,969 | 32,908 | 9,701 | 90,422 | | 769,185 | 110,210 |
| 2032 | 769,185 | 76,261 | 10,047 | 92,683 | | 795,654 | 112,414 |
| 2033 | 795,654 | 272,708 | 7,583 | 95,000 | | 625,528 | 114,662 |
| 2034 | 625,528 | 106,494 | 7,526 | 97,375 | | 623,935 | 116,956 |
| 2035 | 623,935 | 0 | 9,047 | 99,809 | | 732,791 | 119,295 |
| 2036 | 732,791 | 173,946 | 8,103 | 102,304 | | 669,253 | 121,681 |
| 2037 | 669,253 | 20,362 | 9,409 | 104,862 | | 763,161 | 124,114 |
| 2038 | 763,161 | 356,928 | 5,890 | 107,484 | | 519,607 | 126,596 |
| 2039 | 519,607 | 94,909 | 6,158 | 110,171 | | 541,027 | 129,128 |
| 2040 | 541,027 | 0 | 7,845 | 112,925 | | 661,796 | 131,711 |
| 2041 | 661,796 | 89,707 | 8,295 | 115,748 | | 696,133 | 134,345 |
| 2042 | 696,133 | 4,496 | 10,029 | 118,642 | | 820,307 | 137,032 |
| 2043 | 820,307 | 273,840 | 7,924 | 121,608 | | 675,998 | 139,773 |
| 2044 | 675,998 | 92,040 | 8,467 | 124,648 | | 717,074 | 142,568 |
| 2045 | 717,074 | 25,051 | 10,034 | 127,764 | | 829,821 | 145,420 |
| 2046 | 829,821 | 196,952 | 9,177 | 130,958 | | 773,005 | 148,328 |
| 2047 | 773,005 | 24,822 | 10,849 | 134,232 | | 893,264 | 151,294 |
| 2048 | 893,264 | 974,919 | 0 | 137,588 | | 55,933 | 154,320 |
| 2049 | 55,933 | 0 | 811 | 141,028 | | 197,772 | 157,407 |
| 2050 | 197,772 | 60,505 | 1,990 | 144,553 | | 283,810 | 160,555 |
| 2051 | 283,810 | 84,132 | 2,895 | 148,167 | | 350,740 | 163,766 |
| 2052 | 350,740 | 5,481 | 5,006 | 151,871 | | 502,137 | 167,041 |
| 2053 | 502,137 | 203,593 | 4,329 | 155,668 | | 458,541 | 170,382 |
| 2054 | 458,541 | 38,017 | 6,098 | 159,560 | | 586,182 | 173,790 |
| 2055 | 586,182 | 0 | 8,500 | 163,549 | | 758,230 | 177,266 |
| | | **$ 3,308,227** | **$ 207,252** | **$ 3,508,704** | **$ -** | | |

| | |
|---|---|
| Construction Inflation Rate: | Variable |
| Interest Accumulated on Savings: | 1.45% |
| Annual Contribution Increase: | 2.50% |

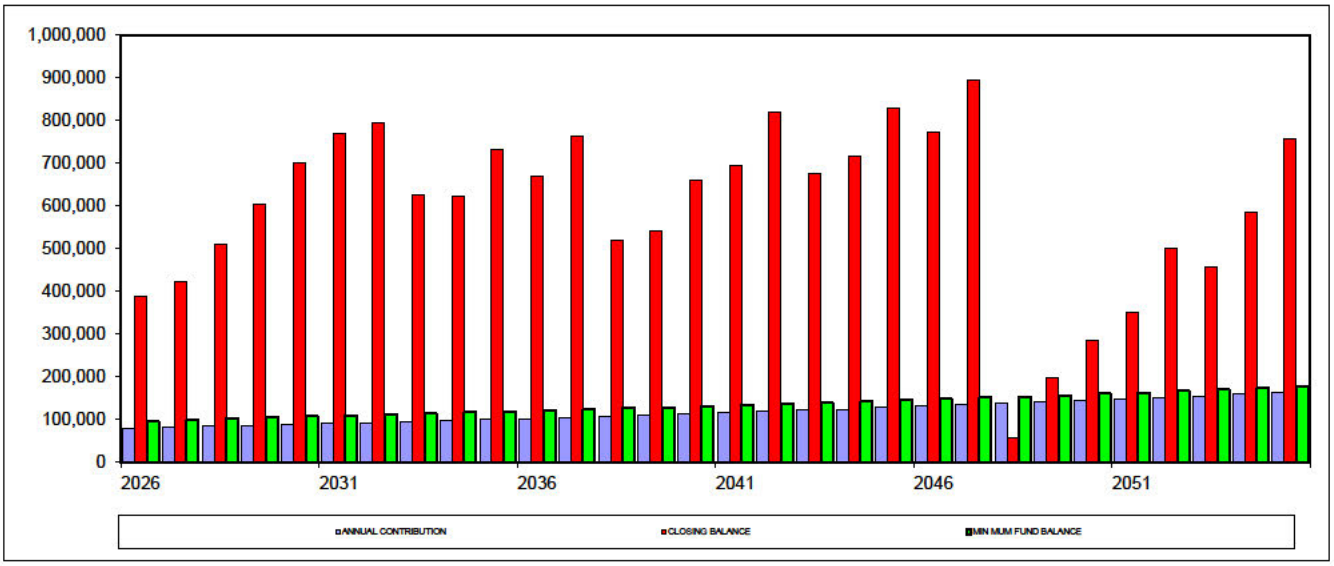
Closing balances highlighted reflect amounts that are below the suggested minimum fund

# CHARTS

## CURRENT FUNDING




## FUTURE FUNDING RECOMMENDATIONS



# 30 YEAR REPLACEMENT SCHEDULE

October 11, 2026

| No. | Component | 1<br>2026 | 2<br>2027 | 3<br>2028 | 4<br>2029 | 5<br>2030 | 6<br>2031 | 7<br>2032 | 8<br>2033 | 9<br>2034 | 10<br>2035 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | 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 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 121,900 | $ - | $ - |
| 2.0 | Eavestroughs & Downspouts | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 31,228 | $ - | $ - |
| 3.0 | Fascia | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 3.1 | Soffit | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 4.0 | Exterior Finishes | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 4.1 | Exterior Finishes - Major Repair | $ - | $ - | $ - | $ - | $ - | $ - | $ 24,591 | $ - | $ - | $ - |
| 5.0 | Windows | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 5.1 | Patio Doors - 50% | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 5.2 | Patio Doors - 50% | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 6.0 | Doors - Bldg - Glass | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 6.1 | Doors - Bldg - Steel | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 6.2 | Doors - Interior - Unit | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 6.3 | Doors - Interior - Stairwell | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 7.0 | Balcony Membrane - 50% | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 104,405 | $ - | $ - |
| 7.1 | Balcony Membrane - 50% | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 106,494 | $ - |
| 7.2 | Balcony Soffit | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 7.3 | Balcony & Patio Railings | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 7.4 | Balcony Fascia | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 10,785 | $ - | $ - |
| 7.5 | Balcony Post Cladding | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 8.0 | Interior Flooring Finishes - Hallway Carpet | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 8.1 | Interior Flooring Finishes - Stairwell Carpet | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 8.2 | Interior Flooring Finishes - Tile | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 8.3 | Interior Flooring Finishes - Rubber Treads | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 8.4 | Interior Paint Finishes - Hallways | $ - | $ - | $ - | $ - | $ - | $ - | $ 22,685 | $ - | $ - | $ - |
| 8.5 | Interior Paint Finishes - Stairwells | $ - | $ - | $ - | $ - | $ - | $ - | $ 7,525 | $ - | $ - | $ - |
| 9.0 | Unit Mailboxes | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 9.1 | Exercise Equipment | $ - | $ - | $ - | $ - | $ - | $ 3,616 | $ - | $ - | $ - | $ - |
| 10.0 | Interior Lighting - Hallway | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 10.1 | Interior Lighting - Stairwell | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 10.2 | Parkade Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 10.3 | Exit Lighting/Signage | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 10.4 | Emergency Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 10.5 | Exterior Unit Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 10.6 | Exterior Building Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 10.7 | Electrical Distribution Allowance | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 11.0 | Intercom System | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 11.1 | Fob Proximity System | $ 20,654 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 11.2 | Handicap Push Bottons | $ 17,656 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 11.3 | Security Camera System - Allowance | $ 6,253 | $ - | $ - | $ - | $ - | $ - | $ 7,322 | $ - | $ - | $ - |
| 12.0 | Fire Alarm System - Panel | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 12.1 | Fire Alarm System - Component Allowance | $ - | $ - | $ - | $ - | $ - | $ - | $ 5,533 | $ - | $ - | $ - |
| 12.2 | Fire Alarm System - Sprinkler Allowance | $ - | $ - | $ - | $ - | $ - | $ - | $ 4,918 | $ - | $ - | $ - |

# 30 YEAR REPLACEMENT SCHEDULE

October 11, 2026

| No. | Component | 1<br>2026 | 2<br>2027 | 3<br>2028 | 4<br>2029 | 5<br>2030 | 6<br>2031 | 7<br>2032 | 8<br>2033 | 9<br>2034 | 10<br>2035 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Construction Inflation Rate: | 0.0% | 3.0% | 3.0% | 3.0% | 3.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% |
| 12.3 | Fire Alarm System - Mechanical/Electrical | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 13.0 | Elevator Modernization | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 13.1 | Elevator - Major Repair | $ - | $ 35,906 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 14.0 | Cabinet Heaters | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 14.1 | Electric & Baseboard Heaters | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 14.2 | Hallway Makeup Air Unit #1 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 14.3 | Hallway Makeup Air Unit #2 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 15.0 | Boiler | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 15.1 | Hot Water Heaters | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 15.2 | Miscellaneous Mechanical | $ - | $ - | $ - | $ - | $ - | $ 8,438 | $ - | $ - | $ - | $ - |
| 15.3 | Domestic Water & Heat Loop Piping | $ - | $ - | $ - | $ - | $ - | $ 6,027 | $ - | $ - | $ - | $ - |
| 16.0 | Parkade Makeup Air Unit | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 16.1 | Parkade Heaters | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 16.2 | Parkade Gas Detection System | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 4,389 | $ - | $ - |
| 16.3 | Parkade Exhaust System | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 17.0 | Parkade Overhead Door | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 17.1 | Parkade Overhead Door Motor/Control | $ - | $ - | $ - | $ - | $ - | $ - | $ 3,689 | $ - | $ - | $ - |
| 18.0 | Parkade Ramp Heat Loop System | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 18.1 | Parkade Ramp | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 18.2 | Parkade Ramp Retaining Walls - Refurbish | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 18.3 | Parkade Ramp Railings | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 19.0 | Patios - 50% | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 19.1 | Patios - 50% | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 20.0 | Walkways - 50% | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 20.1 | Walkways - 50% | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 20.2 | Garbage Bin Pad | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 21.0 | Poured Curb | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 21.1 | Parking & Roadway | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 21.2 | Parking & Roadway - Major Repair | $ - | $ - | $ - | $ - | $ - | $ 10,849 | $ - | $ - | $ - | $ - |
| 22.0 | Site Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 22.1 | Vehicle Outlets | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 22.2 | Underground Electrical Lines | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 23.0 | Fence - Garbage | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 24.0 | Parkade Membrane | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 24.1 | Parkade Flooring Refurbishment Allowance | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 25.0 | Landscaping | $ - | $ 16,223 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 26.0 | Underground Water & Sewer System Allowance | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 27.0 | Reserve Fund Study | $ 3,465 | $ - | $ - | $ - | $ - | $ 3,978 | $ - | $ - | $ - | $ - |
| | **Total** | **$ 48,027** | **$ 52,128** | **$ -** | **$ -** | **$ -** | **$ 32,908** | **$ 76,261** | **$ 272,708** | **$ 106,494** | **$ -** |

# 30 YEAR REPLACEMENT SCHEDULE

October 11, 2026

| No. | Component | 11<br>2036 | 12<br>2037 | 13<br>2038 | 14<br>2039 | 15<br>2040 | 16<br>2041 | 17<br>2042 | 18<br>2043 | 19<br>2044 | 20<br>2045 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | 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 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2.0 | Eavestroughs & Downspouts | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 3.0 | Fascia | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 3.1 | Soffit | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 4.0 | Exterior Finishes | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 4.1 | Exterior Finishes - Major Repair | $ - | $ - | $ 27,693 | $ - | $ - | $ - | $ - | $ - | $ 31,187 | $ - |
| 5.0 | Windows | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 112,249 | $ - | $ - |
| 5.1 | Patio Doors - 50% | $ - | $ - | $ 93,048 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 5.2 | Patio Doors - 50% | $ - | $ - | $ - | $ 94,909 | $ - | $ - | $ - | $ - | $ - | $ - |
| 6.0 | Doors - Bldg - Glass | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 6.1 | Doors - Bldg - Steel | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 6.2 | Doors - Interior - Unit | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 6.3 | Doors - Interior - Stairwell | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 7.0 | Balcony Membrane - 50% | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 7.1 | Balcony Membrane - 50% | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 7.2 | Balcony Soffit | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 7.3 | Balcony & Patio Railings | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 7.4 | Balcony Fascia | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 7.5 | Balcony Post Cladding | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 8.0 | Interior Flooring Finishes - Hallway Carpet | $ 46,315 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 8.1 | Interior Flooring Finishes - Stairwell Carpet | $ 10,115 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 8.2 | Interior Flooring Finishes - Tile | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 15,899 | $ - | $ - |
| 8.3 | Interior Flooring Finishes - Rubber Treads | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 8.4 | Interior Paint Finishes - Hallways | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 28,770 | $ - |
| 8.5 | Interior Paint Finishes - Stairwells | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 9,543 | $ - |
| 9.0 | Unit Mailboxes | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 15,135 | $ - | $ - |
| 9.1 | Exercise Equipment | $ 3,993 | $ - | $ - | $ - | $ - | $ 4,408 | $ - | $ - | $ - | $ - |
| 10.0 | Interior Lighting - Hallway | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 13,759 | $ - | $ - |
| 10.1 | Interior Lighting - Stairwell | $ - | $ - | $ 7,616 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 10.2 | Parkade Lighting | $ - | $ - | $ 10,385 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 10.3 | Exit Lighting/Signage | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 5,351 | $ - | $ - |
| 10.4 | Emergency Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 7,491 | $ - | $ - |
| 10.5 | Exterior Unit Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 12,612 | $ - | $ - |
| 10.6 | Exterior Building Lighting | $ - | $ - | $ 2,423 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 10.7 | Electrical Distribution Allowance | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 11.0 | Intercom System | $ - | $ - | $ 4,846 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 11.1 | Fob Proximity System | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 11.2 | Handicap Push Bottons | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 11.3 | Security Camera System - Allowance | $ - | $ - | $ 8,246 | $ - | $ - | $ - | $ - | $ - | $ 9,286 | $ - |
| 12.0 | Fire Alarm System - Panel | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 12.1 | Fire Alarm System - Component Allowance | $ - | $ - | $ 6,231 | $ - | $ - | $ - | $ - | $ - | $ 7,017 | $ - |
| 12.2 | Fire Alarm System - Sprinkler Allowance | $ - | $ - | $ 5,539 | $ - | $ - | $ - | $ - | $ - | $ 6,237 | $ - |

# 30 YEAR REPLACEMENT SCHEDULE

October 11, 2026

| No. | Component | 11<br>2036 | 12<br>2037 | 13<br>2038 | 14<br>2039 | 15<br>2040 | 16<br>2041 | 17<br>2042 | 18<br>2043 | 19<br>2044 | 20<br>2045 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Construction Inflation Rate: | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% |
| 12.3 | Fire Alarm System - Mechanical/Electrical | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 13.0 | Elevator Modernization | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 13.1 | Elevator - Major Repair | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 14.0 | Cabinet Heaters | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 14.1 | Electric & Baseboard Heaters | $ - | $ - | $ 4,708 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 14.2 | Hallway Makeup Air Unit #1 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 14.3 | Hallway Makeup Air Unit #2 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 15.0 | Boiler | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 15.1 | Hot Water Heaters | $ - | $ - | $ 41,539 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 15.2 | Miscellaneous Mechanical | $ 9,316 | $ - | $ - | $ - | $ - | $ 10,286 | $ - | $ - | $ - | $ - |
| 15.3 | Domestic Water & Heat Loop Piping | $ 6,654 | $ - | $ - | $ - | $ - | $ 7,347 | $ - | $ - | $ - | $ - |
| 16.0 | Parkade Makeup Air Unit | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 16.1 | Parkade Heaters | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 16.2 | Parkade Gas Detection System | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 16.3 | Parkade Exhaust System | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 17.0 | Parkade Overhead Door | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 10,701 | $ - | $ - |
| 17.1 | Parkade Overhead Door Motor/Control | $ - | $ - | $ - | $ - | $ - | $ - | $ 4,496 | $ - | $ - | $ - |
| 18.0 | Parkade Ramp Heat Loop System | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 18.1 | Parkade Ramp | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 18.2 | Parkade Ramp Retaining Walls - Refurbish | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 18.3 | Parkade Ramp Railings | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 19.0 | Patios - 50% | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 19.1 | Patios - 50% | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 20.0 | Walkways - 50% | $ - | $ - | $ - | $ - | $ - | $ 62,817 | $ - | $ - | $ - | $ - |
| 20.1 | Walkways - 50% | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 65,355 | $ - | $ - |
| 20.2 | Garbage Bin Pad | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 25,051 |
| 21.0 | Poured Curb | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 21.1 | Parking & Roadway | $ - | $ - | $ 133,923 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 21.2 | Parking & Roadway - Major Repair | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 22.0 | Site Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 15,288 | $ - | $ - |
| 22.1 | Vehicle Outlets | $ - | $ - | $ 6,231 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 22.2 | Underground Electrical Lines | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 23.0 | Fence - Garbage | $ - | $ - | $ 4,500 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 24.0 | Parkade Membrane | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 24.1 | Parkade Flooring Refurbishment Allowance | $ 93,162 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 25.0 | Landscaping | $ - | $ 20,362 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 26.0 | Underground Water & Sewer System Allowance | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 27.0 | Reserve Fund Study | $ 4,392 | $ - | $ - | $ - | $ - | $ 4,849 | $ - | $ - | $ - | $ - |
| | **Total** | **$ 173,946** | **$ 20,362** | **$ 356,928** | **$ 94,909** | **$ -** | **$ 89,707** | **$ 4,496** | **$ 273,840** | **$ 92,040** | **$ 25,051** |

# 30 YEAR REPLACEMENT SCHEDULE

October 11, 2026

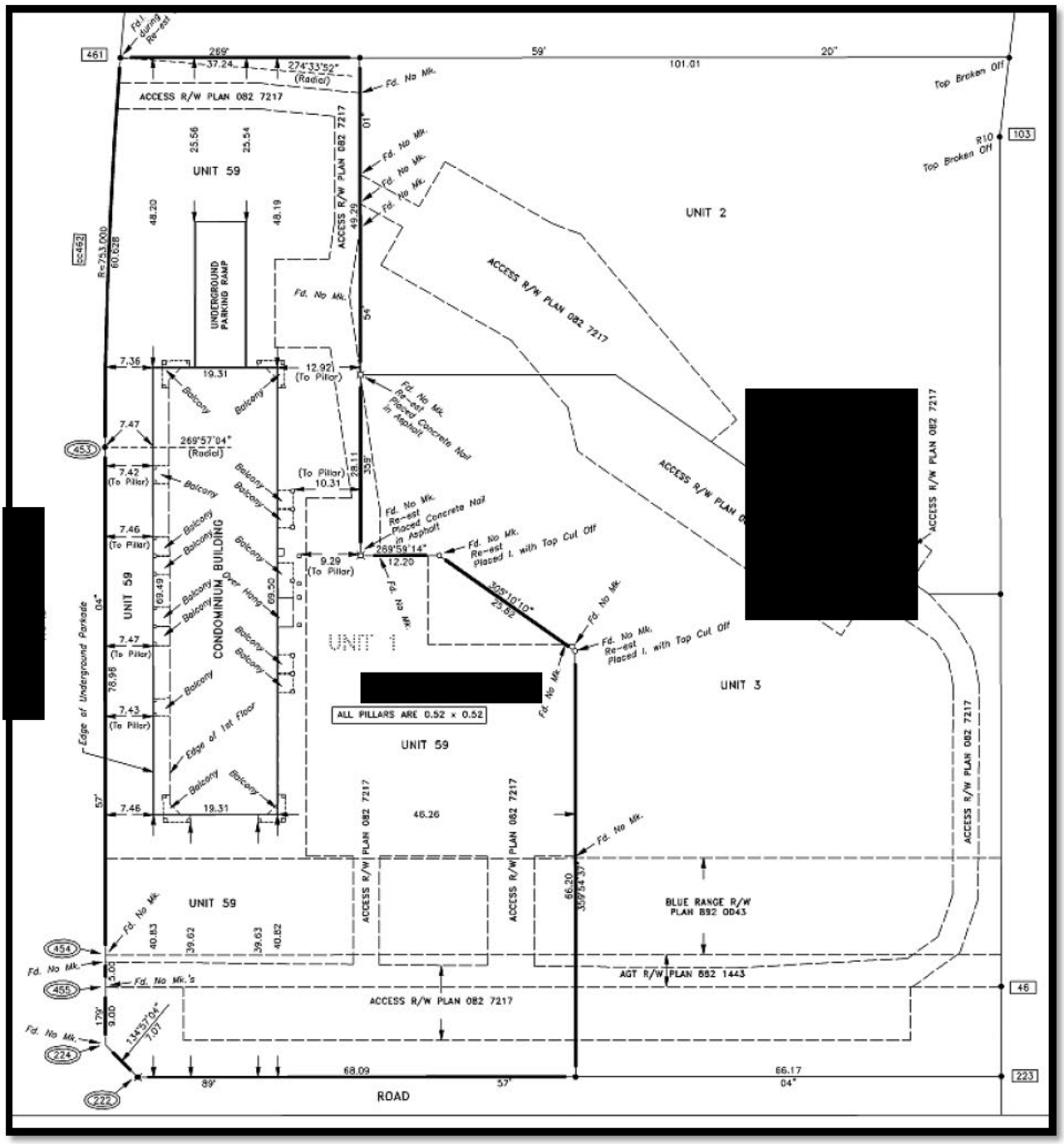
| No. | Component | 21<br>2046 | 22<br>2047 | 23<br>2048 | 24<br>2049 | 25<br>2050 | 26<br>2051 | 27<br>2052 | 28<br>2053 | 29<br>2054 | 30<br>2055 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Construction Inflation Rate: | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% |
| 1.0 | Roofing | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 2.0 | Eavestroughs & Downspouts | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 3.0 | Fascia | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 3.1 | Soffit | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 4.0 | Exterior Finishes | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 4.1 | Exterior Finishes - Major Repair | $ - | $ - | $ - | $ - | $ 35,121 | $ - | $ - | $ - | $ - | $ - |
| 5.0 | Windows | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 5.1 | Patio Doors - 50% | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 5.2 | Patio Doors - 50% | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 6.0 | Doors - Bldg - Glass | $ - | $ - | $ 16,879 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 6.1 | Doors - Bldg - Steel | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 8,386 | $ - | $ - |
| 6.2 | Doors - Interior - Unit | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 6.3 | Doors - Interior - Stairwell | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 7.0 | Balcony Membrane - 50% | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 7.1 | Balcony Membrane - 50% | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 7.2 | Balcony Soffit | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 7.3 | Balcony & Patio Railings | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 7.4 | Balcony Fascia | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 7.5 | Balcony Post Cladding | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 8.0 | Interior Flooring Finishes - Hallway Carpet | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 8.1 | Interior Flooring Finishes - Stairwell Carpet | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 8.2 | Interior Flooring Finishes - Tile | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 8.3 | Interior Flooring Finishes - Rubber Treads | $ 6,652 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 8.4 | Interior Paint Finishes - Hallways | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 8.5 | Interior Paint Finishes - Stairwells | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 9.0 | Unit Mailboxes | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 9.1 | Exercise Equipment | $ 4,867 | $ - | $ - | $ - | $ - | $ 5,374 | $ - | $ - | $ - | $ - |
| 10.0 | Interior Lighting - Hallway | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 10.1 | Interior Lighting - Stairwell | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 10.2 | Parkade Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 10.3 | Exit Lighting/Signage | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 10.4 | Emergency Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 10.5 | Exterior Unit Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 10.6 | Exterior Building Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 10.7 | Electrical Distribution Allowance | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 11.0 | Intercom System | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 11.1 | Fob Proximity System | $ - | $ - | $ - | $ - | $ - | $ 35,233 | $ - | $ - | $ - | $ - |
| 11.2 | Handicap Push Bottons | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 11.3 | Security Camera System - Allowance | $ - | $ - | $ - | $ - | $ 10,457 | $ - | $ - | $ - | $ - | $ - |
| 12.0 | Fire Alarm System - Panel | $ - | $ - | $ 10,971 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 12.1 | Fire Alarm System - Component Allowance | $ - | $ - | $ - | $ - | $ 7,902 | $ - | $ - | $ - | $ - | $ - |
| 12.2 | Fire Alarm System - Sprinkler Allowance | $ - | $ - | $ - | $ - | $ 7,024 | $ - | $ - | $ - | $ - | $ - |

# 30 YEAR REPLACEMENT SCHEDULE

October 11, 2026

| No. | Component | 21<br>2046 | 22<br>2047 | 23<br>2048 | 24<br>2049 | 25<br>2050 | 26<br>2051 | 27<br>2052 | 28<br>2053 | 29<br>2054 | 30<br>2055 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Construction Inflation Rate: | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% |
| 12.3 | Fire Alarm System - Mechanical/Electrical | $ - | $ - | $ 67,515 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 13.0 | Elevator Modernization | $ - | $ - | $ 236,303 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 13.1 | Elevator - Major Repair | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 14.0 | Cabinet Heaters | $ - | $ - | $ 8,439 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 14.1 | Electric & Baseboard Heaters | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 14.2 | Hallway Makeup Air Unit #1 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 37,271 | $ - | $ - |
| 14.3 | Hallway Makeup Air Unit #2 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 38,017 | $ - |
| 15.0 | Boiler | $ - | $ - | $ 84,394 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 15.1 | Hot Water Heaters | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 55,907 | $ - | $ - |
| 15.2 | Miscellaneous Mechanical | $ 11,356 | $ - | $ - | $ - | $ - | $ 12,538 | $ - | $ - | $ - | $ - |
| 15.3 | Domestic Water & Heat Loop Piping | $ 8,112 | $ - | $ - | $ - | $ - | $ 8,956 | $ - | $ - | $ - | $ - |
| 16.0 | Parkade Makeup Air Unit | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 65,224 | $ - | $ - |
| 16.1 | Parkade Heaters | $ - | $ - | $ 14,853 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 16.2 | Parkade Gas Detection System | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 16.3 | Parkade Exhaust System | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 10,250 | $ - | $ - |
| 17.0 | Parkade Overhead Door | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 17.1 | Parkade Overhead Door Motor/Control | $ - | $ - | $ - | $ - | $ - | $ - | $ 5,481 | $ - | $ - | $ - |
| 18.0 | Parkade Ramp Heat Loop System | $ - | $ - | $ 59,076 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 18.1 | Parkade Ramp | $ - | $ - | $ 97,222 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 18.2 | Parkade Ramp Retaining Walls - Refurbish | $ - | $ - | $ 25,318 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 18.3 | Parkade Ramp Railings | $ - | $ - | $ 44,307 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 19.0 | Patios - 50% | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ 26,556 | $ - | $ - |
| 19.1 | Patios - 50% | $ - | $ - | $ 24,052 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 20.0 | Walkways - 50% | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 20.1 | Walkways - 50% | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 20.2 | Garbage Bin Pad | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 21.0 | Poured Curb | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 21.1 | Parking & Roadway | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 21.2 | Parking & Roadway - Major Repair | $ 14,601 | $ - | $ - | $ - | $ - | $ 16,121 | $ - | $ - | $ - | $ - |
| 22.0 | Site Lighting | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 22.1 | Vehicle Outlets | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 22.2 | Underground Electrical Lines | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 23.0 | Fence - Garbage | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 24.0 | Parkade Membrane | $ - | $ - | $ 285,589 | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 24.1 | Parkade Flooring Refurbishment Allowance | $ 113,564 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 25.0 | Landscaping | $ - | $ 24,822 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 26.0 | Underground Water & Sewer System Allowance | $ 32,447 | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| 27.0 | Reserve Fund Study | $ 5,354 | $ - | $ - | $ - | $ - | $ 5,911 | $ - | $ - | $ - | $ - |
| | **Total** | **$ 196,952** | **$ 24,822** | **$ 974,919** | **$ -** | **$ 60,505** | **$ 84,132** | **$ 5,481** | **$ 203,593** | **$ 38,017** | **$ -** |

# SITE PLAN


UNIT 59
UNIT 2
UNIT 3
CONDOMINIUM BUILDING
UNDERGROUND PARKING RAMP
ACCESS R/W PLAN 082 7217
ALL PILLARS ARE 0.52 x 0.52
BLUE RANGE R/W PLAN 892 0043
AGT R/W PLAN 892 1443
ROAD
Edge of Underground Parkade
Edge of 1st Floor
Balcony
Over Hang
Fd. No Mk.
Top Broken Off

## AERIAL VIEW



Google Earth 2025

## 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:

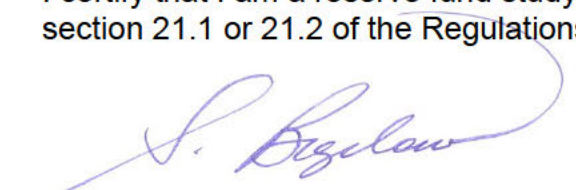
- Experience with similar developments
- Discussion with manufacturers, suppliers and service contractors

## 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:



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