Westmount Place 2016 Reserve Fund Report and 2017 Plan

Reserve fund balance as of 2015-Dec-31 = $941,401

Completed Projects in 2016

- Pilot deck drainage project
- Planter remediation
- Parkade post tensioned cable repairs
- Parkade traffic deck coating repair
- Parkade concrete repairs
- Painting and lighting for exterior of vestibule
- Gym renovation

Started Projects continuing into 2017

- Reduce DHW recirculation flow
- Security system modernization and access door updates
- Pool re-opening
- Elevator modernization including pit drainage and equipment room cooling
- Fire panel modernization
- Lighting update for common areas excluding parkade
- Garbage chute repairs

Projected reserve fund balance as of 2016-Dec-31 = $1,193,966*

New Projects to be started in 2017

- Reserve fund study and building envelope assessment
- Replacement of common area mats
- In-suite fire alarm and monitoring
- Additional post tensioned cable test ports

Projected reserve fund balance as of 2017-Dec-31 = $250,058*

* Projections based on plan update 2016-September