FINANCIAL ASSUMPTIONS

Opening Reserve Fund Balance as at January 1, 2023:	**$1,993,373**
Annual Reserve Fund Contribution for Fiscal Year 2023:	**$600,000**
Average Interest Earnings Rates (Average Corporation Rates)	**2.79%**
Expenditure Inflation Rate: (15-Year Average Construction Price Index)	**2.85%**
Contribution Escalation Rates: (Years 2-5 / Long Term)	**2.5% / 2.5%**

BUILDING SYSTEM ESTIMATES

FINANCIAL ANALYSIS - YEARS 1 TO 5

Component Name	Service Life	Estimated Age of System	Life Expectancy Adjustment	Remaining Life Expectancy	Phases of Work	Years Between Phases	Project Cost (Sum of All Phases)	Project Priority	Fiscal Year	2023	2024	2025	2026	2027
									Opening Balance	$ 1,993,373	$ 967,907	$ 1,251,825	$ 1,129,698	$ 1,542,813
									Annual Contribution	$ 600,000	$ 615,000	$ 630,375	$ 646,134	$ 662,288
									Other Contributions	$ 100,000				
									Interest Earnings	$ 41,251	$ 30,921	$ 33,175	$ 37,228	$ 51,159
									Annual Expenditures	$ 1,766,717	$ 362,003	$ 785,676	$ 270,248	$ 126,482
									Closing Balance	$ 967,907	$ 1,251,825	$ 1,129,698	$ 1,542,813	$ 2,129,778
STRUCTURAL SYSTEMS														
Substructure														
Building Substructure	50	43	0	7	10	5	$484,000	Essential		$150,000			$35,000	
Superstructure														
Building Superstructure	50	43	0	7	10	5	$934,000	Essential						
Post Tensioned Cable Systems	50	43	-7	0	25	2	$1,320,000	Essential		$52,800		$55,849		$59,073
Parkade														
Parkade Ramp	40	43	8	5	4	5	$98,000	Essential						
Traffic Deck Coating	20	20	0	0	10	2	$367,000	Essential		$50,000		$50,000		$41,061
Parkade Painting	15	15	2	2	1	1	$52,000	Desirable				$55,003		
Balconies														
Balconies - Concrete	30	30	1	1	1	1	$72,000	Essential			$74,050			
Balcony Railings	40	43	4	1	1	1	$144,000	Essential			$148,099			
BUILDING ENVELOPE														
Roofing and Membranes														
Podium Membranes	35	43	10	2	5	5	$334,000	Essential				$70,657		
Low Slope Roofing - SBS	30	6	0	24	4	1	$1,028,000	Essential		$450,000				
Metal Roof/Terrace Flashings	35	18	0	17	1	1	$55,000	Essential						
Cladding														
Brick Veneer Masonry	40	43	4	1	10	4	$924,000	Essential		$0	$95,030			
Windows and Doors														
Unit Windows - Residential	40	43	5	2	10	4	$2,320,000	Essential				$245,396		
Unit Windows - Commercial	40	43	5	2	1	1	$30,000	Essential				$31,732		
Terrace/Balcony Doors	35	17	0	18	3	1	$580,000	Desirable						
Entry Doors	35	43	13	5	1	1	$35,000	Desirable						
Sectional Door - Parkade	15	7	3	11	1	1	$8,000	Desirable						

FINANCIAL ASSUMPTIONS

Opening Reserve Fund Balance as at January 1, 2023:	**$1,993,373**
Annual Reserve Fund Contribution for Fiscal Year 2023:	**$600,000**
Average Interest Earnings Rates (Average Corporation Rates)	**2.79%**
Expenditure Inflation Rate: (15-Year Average Construction Price Index)	**2.85%**
Contribution Escalation Rates: (Years 2-5 / Long Term)	**2.5% / 2.5%**

BUILDING SYSTEM ESTIMATES

FINANCIAL ANALYSIS - YEARS 1 TO 5

Component Name	Service Life	Estimated Age of System	Life Expectancy Adjustment	Remaining Life Expectancy	Phases of Work	Years Between Phases	Project Cost (Sum of All Phases)	Project Priority	Fiscal Year	2023	2024	2025	2026	2027
									Opening Balance	$ 1,993,373	$ 967,907	$ 1,251,825	$ 1,129,698	$ 1,542,813
									Annual Contribution	$ 600,000	$ 615,000	$ 630,375	$ 646,134	$ 662,288
									Other Contributions	$ 100,000				
									Interest Earnings	$ 41,251	$ 30,921	$ 33,175	$ 37,228	$ 51,159
									Annual Expenditures	$ 1,766,717	$ 362,003	$ 785,676	$ 270,248	$ 126,482
									Closing Balance	$ 967,907	$ 1,251,825	$ 1,129,698	$ 1,542,813	$ 2,129,778
Suite Entry Doors	40	43	3	0	1	1	$150,000	Desirable		$150,000				
Service Doors	35	40	15	10	4	2	$195,000	Desirable						
Sealants														
Sealant Replacement	15	9	0	6	2	1	$258,000	Essential						
MECHANICAL SYSTEMS														
Plumbing Systems														
Plumbing, Heating & Chilled Recirculation Lines	25	43	21	3	5	5	$645,000	Essential					$140,333	
Victaulic Couplings	25	43	18	0	1	1	$220,000	Essential		$170,000				
Pumps	15	14	0	1	3	5	$76,000	Essential			$26,054			
Space Heating														
Natural Gas Boiler Systems - Laars Pennant	25	13	0	12	2	3	$150,000	Essential						
Natural Gas Boiler Systems - RBI Futura	25	8	0	17	1	1	$70,000	Essential						
Expansion Tanks	20	1	0	19	1	1	$10,000	Essential						
Booster Coil Units	30	30	5	5	5	5	$270,000	Essential						
In Duct Coil Units	30	30	5	5	5	5	$348,000	Essential						
Fan Coil Units	30	30	3	3	2	5	$90,000	Essential					$48,953	
Unit Heaters	40	43	13	10	2	5	$20,000	Essential						
Baseboard Heaters	40	43	23	20	1	1	$15,000	Essential						
Zone Valves	20	8	-12	0	20	1	$65,000	Essential		$3,250	$3,343	$3,438	$3,536	$3,636
Space Cooling														
Chiller Units	30	10	0	20	1	1	$350,000	Essential						
Cooling Tower	40	43	13	10	8	5	$72,000	Essential						
Split Air Conditioners	25	5	0	20	1	1	$5,000	Essential						
Heat Exchangers	25	12	0	13	3	5	$45,000	Essential						
Ventilation Systems														
Corridor Make-Up Air Units	30	43	13	0	3	5	$290,000	Essential		$96,667				

FINANCIAL ASSUMPTIONS

Opening Reserve Fund Balance as at January 1, 2023:	**$1,993,373**
Annual Reserve Fund Contribution for Fiscal Year 2023:	**$600,000**
Average Interest Earnings Rates (Average Corporation Rates)	**2.79%**
Expenditure Inflation Rate: (15-Year Average Construction Price Index)	**2.85%**
Contribution Escalation Rates: (Years 2-5 / Long Term)	**2.5% / 2.5%**

BUILDING SYSTEM ESTIMATES

FINANCIAL ANALYSIS - YEARS 1 TO 5

Component Name	Service Life	Estimated Age of System	Life Expectancy Adjustment	Remaining Life Expectancy	Phases of Work	Years Between Phases	Project Cost (Sum of All Phases)	Project Priority	Fiscal Year	2023	2024	2025	2026	2027
									Opening Balance	$ 1,993,373	$ 967,907	$ 1,251,825	$ 1,129,698	$ 1,542,813
									Annual Contribution	$ 600,000	$ 615,000	$ 630,375	$ 646,134	$ 662,288
									Other Contributions	$ 100,000				
									Interest Earnings	$ 41,251	$ 30,921	$ 33,175	$ 37,228	$ 51,159
									Annual Expenditures	$ 1,766,717	$ 362,003	$ 785,676	$ 270,248	$ 126,482
									Closing Balance	$ 967,907	$ 1,251,825	$ 1,129,698	$ 1,542,813	$ 2,129,778
Parkade Make-Up Air Unit	30	43	18	5	6	5	$100,000	Essential						
Parkade Exhaust Fans	35	43	13	5	2	1	$20,000	Essential						
Exhaust Fans	35	43	13	5	3	5	$21,000	Essential						
Carbon Monoxide Detection System	15	15	2	2	1	1	$20,000	Essential				$21,155		
Air Compressor and Air Dryer	30	1	0	29	2	10	$18,000	Essential						
Waste Disposal Systems														
Garbage Compactor	25	5	0	20	2	10	$15,000	Essential						
Garbage Chute Doors	40	43	13	10	3	5	$10,000	Desirable						
PLUMBING SYSTEMS														
Site Systems														
Water Supply	50	43	3	10	5	10	$100,000	Essential						
Domestic Water Systems														
Domestic Hot Water Storage Tanks	20	2	0	18	1	1	$60,000	Essential						
Water Softener System	30	20	0	10	5	5	$18,000	Essential						
Pool Mechanical & Chlorination Systems	25	5	0	20	5	5	$21,000	Essential						
Pool Piping	30	30	5	5	5	5	$25,000	Essential						
Cross Connection Control Devices	20	22	5	3	5	4	$20,000	Essential					$4,351	
Drainage Systems														
Below/Above Grade Drainage Services	50	43	8	15	5	10	$300,000	Essential		$30,000				
Sump System	5	2	0	3	1	1	$15,000	Essential					$16,318	
Roof Drains	30	6	0	24	1	1	$2,500	Essential						
Area Drains	10	5	0	5	3	3	$11,000	Essential						
CONVEYANCE SYSTEMS														
Elevators														
Elevator Controls - Traction	30	5	0	25	2	1	$1,500,000	Essential						
Hydraulic Elevator Controls	25	17	0	8	3	1	$0	Essential						

FINANCIAL ASSUMPTIONS

Opening Reserve Fund Balance as at January 1, 2023:	**$1,993,373**
Annual Reserve Fund Contribution for Fiscal Year 2023:	**$600,000**
Average Interest Earnings Rates (Average Corporation Rates)	**2.79%**
Expenditure Inflation Rate: (15-Year Average Construction Price Index)	**2.85%**
Contribution Escalation Rates: (Years 2-5 / Long Term)	**2.5% / 2.5%**

BUILDING SYSTEM ESTIMATES

FINANCIAL ANALYSIS - YEARS 1 TO 5

Component Name	Service Life	Estimated Age of System	Life Expectancy Adjustment	Remaining Life Expectancy	Phases of Work	Years Between Phases	Project Cost (Sum of All Phases)	Project Priority	Fiscal Year	2023	2024	2025	2026	2027
									Opening Balance	$ 1,993,373	$ 967,907	$ 1,251,825	$ 1,129,698	$ 1,542,813
									Annual Contribution	$ 600,000	$ 615,000	$ 630,375	$ 646,134	$ 662,288
									Other Contributions	$ 100,000				
									Interest Earnings	$ 41,251	$ 30,921	$ 33,175	$ 37,228	$ 51,159
									Annual Expenditures	$ 1,766,717	$ 362,003	$ 785,676	$ 270,248	$ 126,482
									Closing Balance	$ 967,907	$ 1,251,825	$ 1,129,698	$ 1,542,813	$ 2,129,778
Elevator Cab Interior Finishes - Traction	30	5	0	25	2	1	$90,000	Desirable						
Elevator Cab Interior Finishes - Hydraulic	25	25	0	0	1	1	$0	Desirable						
ELECTRICAL SYSTEMS														
Power Supply and Distribution Systems														
Power Distribution	50	43	3	10	5	10	$452,000	Essential						
Transformer	35	6	0	29	2	3	$15,000	Essential						
Emergency Power														
Emergency Generator Systems	35	43	13	5	3	5	$150,000	Essential						
Emergency Generator Diesel Fuel Tank	40	43	13	10	1	1	$3,000	Essential						
Lighting Systems														
Interior Lighting - Common Areas	20	43	23	0	1	1	$53,000	Desirable		$53,000				
Interior Lighting - Service	25	43	23	5	5	5	$131,000	Desirable						
Exterior Lighting - Units	25	43	23	5	1	1	$18,000	Desirable						
Exterior Lighting - Pole Lights	30	25	0	5	1	1	$8,000	Desirable						
Exterior Lighting - Common	25	25	10	10	1	1	$11,000	Desirable						
Auxiliary Systems														
Security/Access Control System	15	5	0	10	5	3	$250,000	Desirable		$100,000				
CCTV System	15	10	0	5	5	3	$64,000	Desirable						
Package Control System	20	1	0	19	1	1	$18,000	Desirable						
LIFE SAFETY SYSTEMS														
Fire Suppression Systems														
Standpipe System	40	43	13	10	4	10	$400,000	Essential						
Sprinkler System	40	43	13	10	4	10	$200,000	Essential						
Fire Hoses & Cabinets	10	8	0	2	1	1	$47,000	Essential				$49,714		
Fire Detection and Signaling Systems														
Annunciator Panel	25	5	0	20	1	1	$60,000	Essential						

FINANCIAL ASSUMPTIONS

Opening Reserve Fund Balance as at January 1, 2023:	**$1,993,373**
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Average Interest Earnings Rates (Average Corporation Rates)	**2.79%**
Expenditure Inflation Rate: (15-Year Average Construction Price Index)	**2.85%**
Contribution Escalation Rates: (Years 2-5 / Long Term)	**2.5% / 2.5%**

BUILDING SYSTEM ESTIMATES

FINANCIAL ANALYSIS - YEARS 1 TO 5

Component Name	Service Life	Estimated Age of System	Life Expectancy Adjustment	Remaining Life Expectancy	Phases of Work	Years Between Phases	Project Cost (Sum of All Phases)	Project Priority	Fiscal Year	2023	2024	2025	2026	2027
									Opening Balance	$ 1,993,373	$ 967,907	$ 1,251,825	$ 1,129,698	$ 1,542,813
									Annual Contribution	$ 600,000	$ 615,000	$ 630,375	$ 646,134	$ 662,288
									Other Contributions	$ 100,000				
									Interest Earnings	$ 41,251	$ 30,921	$ 33,175	$ 37,228	$ 51,159
									Annual Expenditures	$ 1,766,717	$ 362,003	$ 785,676	$ 270,248	$ 126,482
									Closing Balance	$ 967,907	$ 1,251,825	$ 1,129,698	$ 1,542,813	$ 2,129,778
Fire Alarm Devices	25	5	0	20	5	5	$132,000	Essential						
Emergency Lighting	25	5	0	20	2	5	$16,000	Essential						
Fire Fighters Phones	25	5	0	20	1	1	$10,000	Essential						
Life Safety														
Roof Anchor Systems	40	13	0	27	4	5	$150,000	Essential						
INTERIOR FINISHES														
Corridors Residential														
Corridor Walls	15	15	0	0	1	1	$106,000	Desirable		$106,000				
Ceilings	20	0	0	20	1	1	$22,000	Desirable						
Ceilings - Suspended	25	0	0	25	1	1	$7,000	Desirable						
Carpeting	20	1	0	19	1	1	$61,000	Desirable						
Tile Flooring	25	19	0	6	1	1	$9,000	Desirable						
Corridors Commercial														
Corridor Walls	15	15	2	2	1	1	$16,000	Desirable				$16,924		
Ceilings - Suspended	25	25	2	2	1	1	$29,000	Desirable				$30,674		
Carpeting	20	1	0	19	1	1	$22,000	Desirable						
Tile Flooring	25	43	23	5	1	1	$19,000	Desirable						
Lobbies														
Mailboxes	50	43	3	10	1	1	$15,000	Desirable						
Parcel Lockers And Delivery Management System	20	1	0	19	1	1	$10,000	Desirable						
Ground Floor Lobby Finishes	20	20	0	0	1	1	$300,000	Desirable		$300,000				
Amenities														
Concierge Desk	20	7	0	13	1	1	$10,000	Desirable						
Public Washrooms	20	43	25	2	2	10	$20,000	Desirable				$10,577		
Meeting Room & Offices	25	43	20	2	2	5	$10,000	Desirable				$5,289		
Fitness Room	15	6	0	9	2	5	$30,000	Desirable						

FINANCIAL ASSUMPTIONS

Opening Reserve Fund Balance as at January 1, 2023:	**$1,993,373**
Annual Reserve Fund Contribution for Fiscal Year 2023:	**$600,000**
Average Interest Earnings Rates (Average Corporation Rates)	**2.79%**
Expenditure Inflation Rate: (15-Year Average Construction Price Index)	**2.85%**
Contribution Escalation Rates: (Years 2-5 / Long Term)	**2.5% / 2.5%**

BUILDING SYSTEM ESTIMATES

FINANCIAL ANALYSIS - YEARS 1 TO 5

Component Name	Service Life	Estimated Age of System	Life Expectancy Adjustment	Remaining Life Expectancy	Phases of Work	Years Between Phases	Project Cost (Sum of All Phases)	Project Priority	Fiscal Year	2023	2024	2025	2026	2027
									Opening Balance	$ 1,993,373	$ 967,907	$ 1,251,825	$ 1,129,698	$ 1,542,813
									Annual Contribution	$ 600,000	$ 615,000	$ 630,375	$ 646,134	$ 662,288
									Other Contributions	$ 100,000				
									Interest Earnings	$ 41,251	$ 30,921	$ 33,175	$ 37,228	$ 51,159
									Annual Expenditures	$ 1,766,717	$ 362,003	$ 785,676	$ 270,248	$ 126,482
									Closing Balance	$ 967,907	$ 1,251,825	$ 1,129,698	$ 1,542,813	$ 2,129,778
Billiard Room	30	43	15	2	3	10	$20,000	Desirable				$7,052		
Racquet Courts	40	43	5	2	1	1	$30,000	Desirable				$31,732		
Pool Area	30	2	0	28	2	10	$500,000	Desirable		$40,000				
Locker Room/Saunas/Steam Rooms	15	13	0	2	1	1	$80,000	Desirable				$84,619		
Service Areas and Staircases														
Stairwell Finishes	20	18	3	5	2	1	$30,000	Desirable						
SITE FINISHES														
Site Finishes														
Metal Fencing	35	43	18	10	2	10	$0	Desirable						
Signage	25	17	0	8	3	5	$0	Desirable						
Park Benches	20	7	0	13	1	1	$0	Desirable						
Hard Landscaping Elements														
Concrete Paving	35	43	13	5	1	1	$12,000	Desirable						
Concrete Pedestrian Walks	35	7	0	28	3	5	$57,000	Desirable						
Brick Masonry Planters	40	43	13	10	3	5	$26,000	Desirable						
Soft Landscaping Elements														
General Landscaping	15	6	0	9	3	5	$8,000	Desirable						
CONSULTING AND CONTINGENCY														
General														
Contingency	1	1	0	0	1	1	$15,000	Desirable		$15,000	$15,427	$15,866	$16,318	$16,782
Professional Fees														
Building Exterior Visual Assessment	5	2	0	3	1	1	$5,000	Essential		$0			$5,439	
Reserve Fund Studies														
Reserve Fund Study	5	1	0	4	1	1	$5,300	Essential		$0				$5,930

FINANCIAL ASSUMPTIONS

Opening Reserve Fund Balance as at January 1, 2023:	**$1,993,373**
Annual Reserve Fund Contribution for Fiscal Year 2023:	**$600,000**
Average Interest Earnings Rates (Average Corporation Rates)	**2.79%**
Expenditure Inflation Rate: (15-Year Average Construction Price Index)	**2.85%**
Contribution Escalation Rates: (Years 2-5 / Long Term)	**2.5% / 2.5%**

BUILDING SYSTEM ESTIMATES

FINANCIAL ANALYSIS - YEARS 6 TO 15

Component Name	Service Life	Estimated Age of System	Life Expectancy Adjustment	Remaining Life Expectancy	Phases of Work	Years Between Phases	Project Cost (Sum of All Phases)	Project Priority	Fiscal Year	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
									Opening Balance	$ 2,129,778	$ 2,185,529	$ 2,319,152	$ 2,657,630	$ 3,070,133	$ 3,635,849	$ 3,024,181	$ 3,808,501	$ 4,018,958	$ 4,482,479
									Annual Contribution	$ 678,845	$ 695,816	$ 713,211	$ 731,042	$ 749,318	$ 768,051	$ 787,252	$ 806,933	$ 827,107	$ 847,784
									Other Contributions										
									Interest Earnings	$ 60,112	$ 62,750	$ 69,327	$ 79,788	$ 93,414	$ 92,774	$ 95,179	$ 109,037	$ 118,425	$ 129,744
									Annual Expenditures	$ 683,206	$ 624,943	$ 444,060	$ 398,327	$ 277,015	$ 1,472,493	$ 98,112	$ 705,513	$ 482,010	$ 628,483
									Closing Balance	$ 2,185,529	$ 2,319,152	$ 2,657,630	$ 3,070,133	$ 3,635,849	$ 3,024,181	$ 3,808,501	$ 4,018,958	$ 4,482,479	$ 4,831,524
STRUCTURAL SYSTEMS																			
Substructure																			
Building Substructure	50	43	0	7	10	5	$484,000	Essential				$58,908					$67,783		
Superstructure																			
Building Superstructure	50	43	0	7	10	5	$934,000	Essential				$113,677					$130,804		
Post Tensioned Cable Systems	50	43	-7	0	25	2	$1,320,000	Essential			$62,484		$66,092		$69,909		$73,945		$78,215
Parkade																			
Parkade Ramp	40	43	8	5	4	5	$98,000	Essential	$28,191						$32,439				
Traffic Deck Coating	20	20	0	0	10	2	$367,000	Essential		$43,431		$45,939			$48,592		$51,397		$54,365
Parkade Painting	15	15	2	2	1	1	$52,000	Desirable											
Balconies																			
Balconies - Concrete	30	30	1	1	1	1	$72,000	Essential											
Balcony Railings	40	43	4	1	1	1	$144,000	Essential											
BUILDING ENVELOPE																			
Roofing and Membranes																			
Podium Membranes	35	43	10	2	5	5	$334,000	Essential				$81,303					$93,552		
Low Slope Roofing - SBS	30	6	0	24	4	1	$1,028,000	Essential											
Metal Roof/Terrace Flashings	35	18	0	17	1	1	$55,000	Essential											
Cladding																			
Brick Veneer Masonry	40	43	4	1	10	4	$924,000	Essential	$106,321					$118,954				$133,087	
Windows and Doors																			
Unit Windows - Residential	40	43	5	2	10	4	$2,320,000	Essential			$274,553				$307,174				$343,671
Unit Windows - Commercial	40	43	5	2	1	1	$30,000	Essential											
Terrace/Balcony Doors	35	17	0	18	3	1	$580,000	Desirable											
Entry Doors	35	43	13	5	1	1	$35,000	Desirable	$40,273										
Sectional Door - Parkade	15	7	3	11	1	1	$8,000	Desirable								$10,894			

FINANCIAL ASSUMPTIONS

Opening Reserve Fund Balance as at January 1, 2023:	**$1,993,373**
Annual Reserve Fund Contribution for Fiscal Year 2023:	**$600,000**
Average Interest Earnings Rates (Average Corporation Rates)	**2.79%**
Expenditure Inflation Rate: (15-Year Average Construction Price Index)	**2.85%**
Contribution Escalation Rates: (Years 2-5 / Long Term)	**2.5% / 2.5%**

BUILDING SYSTEM ESTIMATES

FINANCIAL ANALYSIS - YEARS 6 TO 15

Component Name	Service Life	Estimated Age of System	Life Expectancy Adjustment	Remaining Life Expectancy	Phases of Work	Years Between Phases	Project Cost (Sum of All Phases)	Project Priority	Fiscal Year	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
									Opening Balance	$ 2,129,778	$ 2,185,529	$ 2,319,152	$ 2,657,630	$ 3,070,133	$ 3,635,849	$ 3,024,181	$ 3,808,501	$ 4,018,958	$ 4,482,479
									Annual Contribution	$ 678,845	$ 695,816	$ 713,211	$ 731,042	$ 749,318	$ 768,051	$ 787,252	$ 806,933	$ 827,107	$ 847,784
									Other Contributions										
									Interest Earnings	$ 60,112	$ 62,750	$ 69,327	$ 79,788	$ 93,414	$ 92,774	$ 95,179	$ 109,037	$ 118,425	$ 129,744
									Annual Expenditures	$ 683,206	$ 624,943	$ 444,060	$ 398,327	$ 277,015	$ 1,472,493	$ 98,112	$ 705,513	$ 482,010	$ 628,483
									Closing Balance	$ 2,185,529	$ 2,319,152	$ 2,657,630	$ 3,070,133	$ 3,635,849	$ 3,024,181	$ 3,808,501	$ 4,018,958	$ 4,482,479	$ 4,831,524
Suite Entry Doors	40	43	3	0	1	1	$150,000	Desirable											
Service Doors	35	40	15	10	4	2	$195,000	Desirable							$64,546		$68,273		$72,215
Sealants																			
Sealant Replacement	15	9	0	6	2	1	$258,000	Essential			$152,661	$157,006							
MECHANICAL SYSTEMS																			
Plumbing Systems																			
Plumbing, Heating & Chilled Recirculation Lines	25	43	21	3	5	5	$645,000	Essential					$161,476					$185,804	
Victaulic Couplings	25	43	18	0	1	1	$220,000	Essential											
Pumps	15	14	0	1	3	5	$76,000	Essential			$29,980					$34,497			
Space Heating																			
Natural Gas Boiler Systems - Laars Pennant	25	13	0	12	2	3	$150,000	Essential									$105,036		
Natural Gas Boiler Systems - RBI Futura	25	8	0	17	1	1	$70,000	Essential											
Expansion Tanks	20	1	0	19	1	1	$10,000	Essential											
Booster Coil Units	30	30	5	5	5	5	$270,000	Essential		$62,136					$71,497				
In Duct Coil Units	30	30	5	5	5	5	$348,000	Essential		$80,086					$92,152				
Fan Coil Units	30	30	3	3	2	5	$90,000	Essential					$56,329						
Unit Heaters	40	43	13	10	2	5	$20,000	Essential							$13,240				
Baseboard Heaters	40	43	23	20	1	1	$15,000	Essential											
Zone Valves	20	8	-12	0	20	1	$65,000	Essential		$3,740	$3,846	$3,956	$4,068	$4,184	$4,303	$4,426	$4,552	$4,681	$4,814
Space Cooling																			
Chiller Units	30	10	0	20	1	1	$350,000	Essential						$105,000					
Cooling Tower	40	43	13	10	8	5	$72,000	Essential							$11,916				
Split Air Conditioners	25	5	0	20	1	1	$5,000	Essential											
Heat Exchangers	25	12	0	13	3	5	$45,000	Essential										$21,605	
Ventilation Systems																			
Corridor Make-Up Air Units	30	43	13	0	3	5	$290,000	Essential		$111,231					$127,989				

FINANCIAL ASSUMPTIONS

Opening Reserve Fund Balance as at January 1, 2023:	**$1,993,373**
Annual Reserve Fund Contribution for Fiscal Year 2023:	**$600,000**
Average Interest Earnings Rates (Average Corporation Rates)	**2.79%**
Expenditure Inflation Rate: (15-Year Average Construction Price Index)	**2.85%**
Contribution Escalation Rates: (Years 2-5 / Long Term)	**2.5% / 2.5%**

BUILDING SYSTEM ESTIMATES

FINANCIAL ANALYSIS - YEARS 6 TO 15

Component Name	Service Life	Estimated Age of System	Life Expectancy Adjustment	Remaining Life Expectancy	Phases of Work	Years Between Phases	Project Cost (Sum of All Phases)	Project Priority	Fiscal Year	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
									Opening Balance	$ 2,129,778	$ 2,185,529	$ 2,319,152	$ 2,657,630	$ 3,070,133	$ 3,635,849	$ 3,024,181	$ 3,808,501	$ 4,018,958	$ 4,482,479
									Annual Contribution	$ 678,845	$ 695,816	$ 713,211	$ 731,042	$ 749,318	$ 768,051	$ 787,252	$ 806,933	$ 827,107	$ 847,784
									Other Contributions										
									Interest Earnings	$ 60,112	$ 62,750	$ 69,327	$ 79,788	$ 93,414	$ 92,774	$ 95,179	$ 109,037	$ 118,425	$ 129,744
									Annual Expenditures	$ 683,206	$ 624,943	$ 444,060	$ 398,327	$ 277,015	$ 1,472,493	$ 98,112	$ 705,513	$ 482,010	$ 628,483
									Closing Balance	$ 2,185,529	$ 2,319,152	$ 2,657,630	$ 3,070,133	$ 3,635,849	$ 3,024,181	$ 3,808,501	$ 4,018,958	$ 4,482,479	$ 4,831,524
Parkade Make-Up Air Unit	30	43	18	5	6	5	$100,000	Essential		$19,178					$22,067				
Parkade Exhaust Fans	35	43	13	5	2	1	$20,000	Essential		$11,507	$11,834								
Exhaust Fans	35	43	13	5	3	5	$21,000	Essential		$8,055					$9,268				
Carbon Monoxide Detection System	15	15	2	2	1	1	$20,000	Essential											
Air Compressor and Air Dryer	30	1	0	29	2	10	$18,000	Essential											
Waste Disposal Systems																			
Garbage Compactor	25	5	0	20	2	10	$15,000	Essential											
Garbage Chute Doors	40	43	13	10	3	5	$10,000	Desirable							$4,413				
PLUMBING SYSTEMS																			
Site Systems																			
Water Supply	50	43	3	10	5	10	$100,000	Essential							$26,481				
Domestic Water Systems																			
Domestic Hot Water Storage Tanks	20	2	0	18	1	1	$60,000	Essential											
Water Softener System	30	20	0	10	5	5	$18,000	Essential							$4,766				
Pool Mechanical & Chlorination Systems	25	5	0	20	5	5	$21,000	Essential											
Pool Piping	30	30	5	5	5	5	$25,000	Essential		$5,753					$6,620				
Cross Connection Control Devices	20	22	5	3	5	4	$20,000	Essential				$4,868				$5,447			
Drainage Systems																			
Below/Above Grade Drainage Services	50	43	8	15	5	10	$300,000	Essential											
Sump System	5	2	0	3	1	1	$15,000	Essential					$18,776					$21,605	
Roof Drains	30	6	0	24	1	1	$2,500	Essential											
Area Drains	10	5	0	5	3	3	$11,000	Essential		$4,219			$4,590			$4,993			
CONVEYANCE SYSTEMS																			
Elevators																			
Elevator Controls - Traction	30	5	0	25	2	1	$1,500,000	Essential											
Hydraulic Elevator Controls	25	17	0	8	3	1	$0	Essential											

FINANCIAL ASSUMPTIONS

Opening Reserve Fund Balance as at January 1, 2023:	**$1,993,373**
Annual Reserve Fund Contribution for Fiscal Year 2023:	**$600,000**
Average Interest Earnings Rates (Average Corporation Rates)	**2.79%**
Expenditure Inflation Rate: (15-Year Average Construction Price Index)	**2.85%**
Contribution Escalation Rates: (Years 2-5 / Long Term)	**2.5% / 2.5%**

BUILDING SYSTEM ESTIMATES

FINANCIAL ANALYSIS - YEARS 6 TO 15

Component Name	Service Life	Estimated Age of System	Life Expectancy Adjustment	Remaining Life Expectancy	Phases of Work	Years Between Phases	Project Cost (Sum of All Phases)	Project Priority	Fiscal Year	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
									Opening Balance	$ 2,129,778	$ 2,185,529	$ 2,319,152	$ 2,657,630	$ 3,070,133	$ 3,635,849	$ 3,024,181	$ 3,808,501	$ 4,018,958	$ 4,482,479
									Annual Contribution	$ 678,845	$ 695,816	$ 713,211	$ 731,042	$ 749,318	$ 768,051	$ 787,252	$ 806,933	$ 827,107	$ 847,784
									Other Contributions										
									Interest Earnings	$ 60,112	$ 62,750	$ 69,327	$ 79,788	$ 93,414	$ 92,774	$ 95,179	$ 109,037	$ 118,425	$ 129,744
									Annual Expenditures	$ 683,206	$ 624,943	$ 444,060	$ 398,327	$ 277,015	$ 1,472,493	$ 98,112	$ 705,513	$ 482,010	$ 628,483
									Closing Balance	$ 2,185,529	$ 2,319,152	$ 2,657,630	$ 3,070,133	$ 3,635,849	$ 3,024,181	$ 3,808,501	$ 4,018,958	$ 4,482,479	$ 4,831,524
Elevator Cab Interior Finishes - Traction	30	5	0	25	2	1	$90,000	Desirable											
Elevator Cab Interior Finishes - Hydraulic	25	25	0	0	1	1	$0	Desirable											
ELECTRICAL SYSTEMS																			
Power Supply and Distribution Systems																			
Power Distribution	50	43	3	10	5	10	$452,000	Essential							$119,692				
Transformer	35	6	0	29	2	3	$15,000	Essential											
Emergency Power																			
Emergency Generator Systems	35	43	13	5	3	5	$150,000	Essential		$57,533					$66,201				
Emergency Generator Diesel Fuel Tank	40	43	13	10	1	1	$3,000	Essential							$3,972				
Lighting Systems																			
Interior Lighting - Common Areas	20	43	23	0	1	1	$53,000	Desirable											
Interior Lighting - Service	25	43	23	5	5	5	$131,000	Desirable		$30,147					$34,689				
Exterior Lighting - Units	25	43	23	5	1	1	$18,000	Desirable		$20,712									
Exterior Lighting - Pole Lights	30	25	0	5	1	1	$8,000	Desirable		$9,205									
Exterior Lighting - Common	25	25	10	10	1	1	$11,000	Desirable							$14,564				
Auxiliary Systems																			
Security/Access Control System	15	5	0	10	5	3	$250,000	Desirable							$66,201			$72,017	
CCTV System	15	10	0	5	5	3	$64,000	Desirable		$14,728			$16,022			$17,430			$18,961
Package Control System	20	1	0	19	1	1	$18,000	Desirable											
LIFE SAFETY SYSTEMS																			
Fire Suppression Systems																			
Standpipe System	40	43	13	10	4	10	$400,000	Essential							$132,403				
Sprinkler System	40	43	13	10	4	10	$200,000	Essential							$66,201				
Fire Hoses & Cabinets	10	8	0	2	1	1	$47,000	Essential									$65,822		
Fire Detection and Signaling Systems																			
Annunciator Panel	25	5	0	20	1	1	$60,000	Essential											

FINANCIAL ASSUMPTIONS

Opening Reserve Fund Balance as at January 1, 2023:	**$1,993,373**
Annual Reserve Fund Contribution for Fiscal Year 2023:	**$600,000**
Average Interest Earnings Rates (Average Corporation Rates)	**2.79%**
Expenditure Inflation Rate: (15-Year Average Construction Price Index)	**2.85%**
Contribution Escalation Rates: (Years 2-5 / Long Term)	**2.5% / 2.5%**

BUILDING SYSTEM ESTIMATES

FINANCIAL ANALYSIS - YEARS 6 TO 15

Component Name	Service Life	Estimated Age of System	Life Expectancy Adjustment	Remaining Life Expectancy	Phases of Work	Years Between Phases	Project Cost (Sum of All Phases)	Project Priority	Fiscal Year	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
									Opening Balance	$ 2,129,778	$ 2,185,529	$ 2,319,152	$ 2,657,630	$ 3,070,133	$ 3,635,849	$ 3,024,181	$ 3,808,501	$ 4,018,958	$ 4,482,479
									Annual Contribution	$ 678,845	$ 695,816	$ 713,211	$ 731,042	$ 749,318	$ 768,051	$ 787,252	$ 806,933	$ 827,107	$ 847,784
									Other Contributions										
									Interest Earnings	$ 60,112	$ 62,750	$ 69,327	$ 79,788	$ 93,414	$ 92,774	$ 95,179	$ 109,037	$ 118,425	$ 129,744
									Annual Expenditures	$ 683,206	$ 624,943	$ 444,060	$ 398,327	$ 277,015	$ 1,472,493	$ 98,112	$ 705,513	$ 482,010	$ 628,483
									Closing Balance	$ 2,185,529	$ 2,319,152	$ 2,657,630	$ 3,070,133	$ 3,635,849	$ 3,024,181	$ 3,808,501	$ 4,018,958	$ 4,482,479	$ 4,831,524
Fire Alarm Devices	25	5	0	20	5	5	$132,000		Essential										
Emergency Lighting	25	5	0	20	2	5	$16,000		Essential										
Fire Fighters Phones	25	5	0	20	1	1	$10,000		Essential										
Life Safety																			
Roof Anchor Systems	40	13	0	27	4	5	$150,000		Essential										
INTERIOR FINISHES																			
Corridors Residential																			
Corridor Walls	15	15	0	0	1	1	$106,000		Desirable										
Ceilings	20	0	0	20	1	1	$22,000		Desirable										
Ceilings - Suspended	25	0	0	25	1	1	$7,000		Desirable										
Carpeting	20	1	0	19	1	1	$61,000		Desirable										
Tile Flooring	25	19	0	6	1	1	$9,000		Desirable		$10,651								
Corridors Commercial																			
Corridor Walls	15	15	2	2	1	1	$16,000		Desirable										
Ceilings - Suspended	25	25	2	2	1	1	$29,000		Desirable										
Carpeting	20	1	0	19	1	1	$22,000		Desirable										
Tile Flooring	25	43	23	5	1	1	$19,000		Desirable	$21,863									
Lobbies																			
Mailboxes	50	43	3	10	1	1	$15,000		Desirable						$19,860				
Parcel Lockers And Delivery Management System	20	1	0	19	1	1	$10,000		Desirable										
Ground Floor Lobby Finishes	20	20	0	0	1	1	$300,000		Desirable										
Amenities																			
Concierge Desk	20	7	0	13	1	1	$10,000		Desirable									$14,403	
Public Washrooms	20	43	25	2	2	10	$20,000		Desirable								$14,005		
Meeting Room & Offices	25	43	20	2	2	5	$10,000		Desirable			$6,086							
Fitness Room	15	6	0	9	2	5	$30,000		Desirable					$19,311					$22,220

FINANCIAL ASSUMPTIONS

Opening Reserve Fund Balance as at January 1, 2023:	**$1,993,373**
Annual Reserve Fund Contribution for Fiscal Year 2023:	**$600,000**
Average Interest Earnings Rates (Average Corporation Rates)	**2.79%**
Expenditure Inflation Rate: (15-Year Average Construction Price Index)	**2.85%**
Contribution Escalation Rates: (Years 2-5 / Long Term)	**2.5% / 2.5%**

BUILDING SYSTEM ESTIMATES

FINANCIAL ANALYSIS - YEARS 6 TO 15

Component Name	Service Life	Estimated Age of System	Life Expectancy Adjustment	Remaining Life Expectancy	Phases of Work	Years Between Phases	Project Cost (Sum of All Phases)	Project Priority	Fiscal Year	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
									Opening Balance	$ 2,129,778	$ 2,185,529	$ 2,319,152	$ 2,657,630	$ 3,070,133	$ 3,635,849	$ 3,024,181	$ 3,808,501	$ 4,018,958	$ 4,482,479
									Annual Contribution	$ 678,845	$ 695,816	$ 713,211	$ 731,042	$ 749,318	$ 768,051	$ 787,252	$ 806,933	$ 827,107	$ 847,784
									Other Contributions										
									Interest Earnings	$ 60,112	$ 62,750	$ 69,327	$ 79,788	$ 93,414	$ 92,774	$ 95,179	$ 109,037	$ 118,425	$ 129,744
									Annual Expenditures	$ 683,206	$ 624,943	$ 444,060	$ 398,327	$ 277,015	$ 1,472,493	$ 98,112	$ 705,513	$ 482,010	$ 628,483
									Closing Balance	$ 2,185,529	$ 2,319,152	$ 2,657,630	$ 3,070,133	$ 3,635,849	$ 3,024,181	$ 3,808,501	$ 4,018,958	$ 4,482,479	$ 4,831,524
Billiard Room	30	43	15	2	3	10	$20,000	Desirable									$9,337		
Racquet Courts	40	43	5	2	1	1	$30,000	Desirable											
Pool Area	30	2	0	28	2	10	$500,000	Desirable											
Locker Room/Saunas/Steam Rooms	15	13	0	2	1	1	$80,000	Desirable											
Service Areas and Staircases																			
Stairwell Finishes	20	18	3	5	2	1	$30,000	Desirable		$17,260	$17,751								
SITE FINISHES																			
Site Finishes																			
Metal Fencing	35	43	18	10	2	10	$0	Desirable											
Signage	25	17	0	8	3	5	$0	Desirable											
Park Benches	20	7	0	13	1	1	$0	Desirable											
Hard Landscaping Elements																			
Concrete Paving	35	43	13	5	1	1	$12,000	Desirable		$13,808									
Concrete Pedestrian Walks	35	7	0	28	3	5	$57,000	Desirable											
Brick Masonry Planters	40	43	13	10	3	5	$26,000	Desirable							$11,475				
Soft Landscaping Elements																			
General Landscaping	15	6	0	9	3	5	$8,000	Desirable						$3,433					$3,950
CONSULTING AND CONTINGENCY																			
General																			
Contingency	1	1	0	0	1	1	$15,000	Desirable		$17,260	$17,751	$18,257	$18,776	$19,311	$19,860	$20,426	$21,007	$21,605	$22,220
Professional Fees																			
Building Exterior Visual Assessment	5	2	0	3	1	1	$5,000	Essential					$6,259					$7,202	
Reserve Fund Studies																			
Reserve Fund Study	5	1	0	4	1	1	$5,300	Essential						$6,823					$7,851

FINANCIAL ASSUMPTIONS	
Opening Reserve Fund Balance as at January 1, 2023:	$1,993,373
Annual Reserve Fund Contribution for Fiscal Year 2023:	$600,000
Average Interest Earnings Rates (Average Corporation Rates)	2.79%
Expenditure Inflation Rate: (15-Year Average Construction Price Index)	2.85%
Contribution Escalation Rates: (Years 2-5 / Long Term)	2.5% / 2.5%

BUILDING SYSTEM ESTIMATES									FINANCIAL ANALYSIS - YEARS 16 TO 25									
Component Name	Service Life	Estimated Age of System	Life Expectancy Adjustment	Remaining Life Expectancy	Phases of Work	Years Between Phases	Project Cost (Sum of All Phases)	Project Priority	Fiscal Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
									Opening Balance	$ 4,831,524	$ 4,992,594	$ 5,668,553	$ 5,733,096	$ 5,565,454	$ 6,013,417	$ 4,236,415	$ 4,886,891	$ 4,585,022	$ 5,403,328
									Annual Contribution	$ 868,979	$ 890,703	$ 912,971	$ 935,795	$ 959,190	$ 983,170	$ 1,007,749	$ 1,032,943	$ 1,058,766	$ 1,085,236
									Other Contributions										
									Interest Earnings	$ 136,850	$ 148,510	$ 158,825	$ 157,389	$ 161,294	$ 142,780	$ 127,088	$ 131,944	$ 139,138	$ 157,182
									Annual Expenditures	$ 844,759	$ 363,254	$ 1,007,253	$ 1,260,827	$ 672,520	$ 2,902,953	$ 484,361	$ 1,466,755	$ 379,598	$ 765,345
									Closing Balance	$ 4,992,594	$ 5,668,553	$ 5,733,096	$ 5,565,454	$ 6,013,417	$ 4,236,415	$ 4,886,891	$ 4,585,022	$ 5,403,328	$ 5,880,402
STRUCTURAL SYSTEMS																		
Substructure																		
Building Substructure	50	43	0	7	10	5	$484,000	Essential				$77,995					$89,746		
Superstructure																		
Building Superstructure	50	43	0	7	10	5	$934,000	Essential				$150,512					$173,188		
Post Tensioned Cable Systems	50	43	-7	0	25	2	$1,320,000	Essential			$82,731		$87,508		$92,561		$97,905		$103,558
Parkade																		
Parkade Ramp	40	43	8	5	4	5	$98,000	Essential		$37,326					$42,950				
Traffic Deck Coating	20	20	0	0	10	2	$367,000	Essential			$57,504		$60,825		$64,337		$68,052		$71,981
Parkade Painting	15	15	2	2	1	1	$52,000	Desirable				$83,797							
Balconies																		
Balconies - Concrete	30	30	1	1	1	1	$72,000	Essential											
Balcony Railings	40	43	4	1	1	1	$144,000	Essential											
BUILDING ENVELOPE																		
Roofing and Membranes																		
Podium Membranes	35	43	10	2	5	5	$334,000	Essential				$107,647					$123,865		
Low Slope Roofing - SBS	30	6	0	24	4	1	$1,028,000	Essential											$504,062
Metal Roof/Terrace Flashings	35	18	0	17	1	1	$55,000	Essential				$88,631							
Cladding																		
Brick Veneer Masonry	40	43	4	1	10	4	$924,000	Essential				$148,900				$166,592			
Windows and Doors																		
Unit Windows - Residential	40	43	5	2	10	4	$2,320,000	Essential					$384,504				$430,190		
Unit Windows - Commercial	40	43	5	2	1	1	$30,000	Essential											
Terrace/Balcony Doors	35	17	0	18	3	1	$580,000	Desirable					$320,420	$329,541	$338,922				
Entry Doors	35	43	13	5	1	1	$35,000	Desirable											
Sectional Door - Parkade	15	7	3	11	1	1	$8,000	Desirable											

FINANCIAL ASSUMPTIONS	
Opening Reserve Fund Balance as at January 1, 2023:	$1,993,373
Annual Reserve Fund Contribution for Fiscal Year 2023:	$600,000
Average Interest Earnings Rates (Average Corporation Rates)	2.79%
Expenditure Inflation Rate: (15-Year Average Construction Price Index)	2.85%
Contribution Escalation Rates: (Years 2-5 / Long Term)	2.5% / 2.5%

BUILDING SYSTEM ESTIMATES									FINANCIAL ANALYSIS - YEARS 16 TO 25									
Component Name	Service Life	Estimated Age of System	Life Expectancy Adjustment	Remaining Life Expectancy	Phases of Work	Years Between Phases	Project Cost (Sum of All Phases)	Project Priority	Fiscal Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
									Opening Balance	$ 4,831,524	$ 4,992,594	$ 5,668,553	$ 5,733,096	$ 5,565,454	$ 6,013,417	$ 4,236,415	$ 4,886,891	$ 4,585,022	$ 5,403,328
									Annual Contribution	$ 868,979	$ 890,703	$ 912,971	$ 935,795	$ 959,190	$ 983,170	$ 1,007,749	$ 1,032,943	$ 1,058,766	$ 1,085,236
									Other Contributions										
									Interest Earnings	$ 136,850	$ 148,510	$ 158,825	$ 157,389	$ 161,294	$ 142,780	$ 127,088	$ 131,944	$ 139,138	$ 157,182
									Annual Expenditures	$ 844,759	$ 363,254	$ 1,007,253	$ 1,260,827	$ 672,520	$ 2,902,953	$ 484,361	$ 1,466,755	$ 379,598	$ 765,345
									Closing Balance	$ 4,992,594	$ 5,668,553	$ 5,733,096	$ 5,565,454	$ 6,013,417	$ 4,236,415	$ 4,886,891	$ 4,585,022	$ 5,403,328	$ 5,880,402
Suite Entry Doors	40	43	3	0	1	1	$150,000	Desirable										
Service Doors	35	40	15	10	4	2	$195,000	Desirable			$76,385							
Sealants																		
Sealant Replacement	15	9	0	6	2	1	$258,000	Essential								$232,580	$239,200		
MECHANICAL SYSTEMS																		
Plumbing Systems																		
Plumbing, Heating & Chilled Recirculation Lines	25	43	21	3	5	5	$645,000	Essential					$213,798					$246,009	
Victaulic Couplings	25	43	18	0	1	1	$220,000	Essential											
Pumps	15	14	0	1	3	5	$76,000	Essential			$39,694					$45,675			
Space Heating																		
Natural Gas Boiler Systems - Laars Pennant	25	13	0	12	2	3	$150,000	Essential	$114,263										
Natural Gas Boiler Systems - RBI Futura	25	8	0	17	1	1	$70,000	Essential				$112,803							
Expansion Tanks	20	1	0	19	1	1	$10,000	Essential						$17,045					
Booster Coil Units	30	30	5	5	5	5	$270,000	Essential	$82,269						$94,664				
In Duct Coil Units	30	30	5	5	5	5	$348,000	Essential	$106,036						$122,012				
Fan Coil Units	30	30	3	3	2	5	$90,000	Essential											
Unit Heaters	40	43	13	10	2	5	$20,000	Essential	$15,235										
Baseboard Heaters	40	43	23	20	1	1	$15,000	Essential							$26,296				
Zone Valves	20	8	-12	0	20	1	$65,000	Essential	$4,951	$5,092	$5,237	$5,386	$5,540	$5,697	$5,860	$6,026	$6,198	$6,374	
Space Cooling																		
Chiller Units	30	10	0	20	1	1	$350,000	Essential							$613,565				
Cooling Tower	40	43	13	10	8	5	$72,000	Essential	$13,712						$15,777				
Split Air Conditioners	25	5	0	20	1	1	$5,000	Essential							$8,765				
Heat Exchangers	25	12	0	13	3	5	$45,000	Essential					$24,860					$28,606	
Ventilation Systems																		
Corridor Make-Up Air Units	30	43	13	0	3	5	$290,000	Essential										

FINANCIAL ASSUMPTIONS	
Opening Reserve Fund Balance as at January 1, 2023:	**$1,993,373**
Annual Reserve Fund Contribution for Fiscal Year 2023:	**$600,000**
Average Interest Earnings Rates (Average Corporation Rates)	**2.79%**
Expenditure Inflation Rate: (15-Year Average Construction Price Index)	**2.85%**
Contribution Escalation Rates: (Years 2-5 / Long Term)	**2.5% / 2.5%**

BUILDING SYSTEM ESTIMATES									FINANCIAL ANALYSIS - YEARS 16 TO 25									
Component Name	Service Life	Estimated Age of System	Life Expectancy Adjustment	Remaining Life Expectancy	Phases of Work	Years Between Phases	Project Cost (Sum of All Phases)	Project Priority	**Fiscal Year**	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
									Opening Balance	$ 4,831,524	$ 4,992,594	$ 5,668,553	$ 5,733,096	$ 5,565,454	$ 6,013,417	$ 4,236,415	$ 4,886,891	$ 4,585,022	$ 5,403,328
									Annual Contribution	$ 868,979	$ 890,703	$ 912,971	$ 935,795	$ 959,190	$ 983,170	$ 1,007,749	$ 1,032,943	$ 1,058,766	$ 1,085,236
									Other Contributions										
									Interest Earnings	$ 136,850	$ 148,510	$ 158,825	$ 157,389	$ 161,294	$ 142,780	$ 127,088	$ 131,944	$ 139,138	$ 157,182
									Annual Expenditures	$ 844,759	$ 363,254	$ 1,007,253	$ 1,260,827	$ 672,520	$ 2,902,953	$ 484,361	$ 1,466,755	$ 379,598	$ 765,345
									Closing Balance	$ 4,992,594	$ 5,668,553	$ 5,733,096	$ 5,565,454	$ 6,013,417	$ 4,236,415	$ 4,886,891	$ 4,585,022	$ 5,403,328	$ 5,880,402
Parkade Make-Up Air Unit	30	43	18	5	6	5	$100,000	Essential		$25,392					$29,217				
Parkade Exhaust Fans	35	43	13	5	2	1	$20,000	Essential											
Exhaust Fans	35	43	13	5	3	5	$21,000	Essential		$10,665									
Carbon Monoxide Detection System	15	15	2	2	1	1	$20,000	Essential				$32,230							
Air Compressor and Air Dryer	30	1	0	29	2	10	$18,000	Essential											
Waste Disposal Systems																			
Garbage Compactor	25	5	0	20	2	10	$15,000	Essential							$13,148				
Garbage Chute Doors	40	43	13	10	3	5	$10,000	Desirable		$5,078					$5,843				
PLUMBING SYSTEMS																			
Site Systems																			
Water Supply	50	43	3	10	5	10	$100,000	Essential							$35,061				
Domestic Water Systems																			
Domestic Hot Water Storage Tanks	20	2	0	18	1	1	$60,000	Essential					$99,441						
Water Softener System	30	20	0	10	5	5	$18,000	Essential		$5,485					$6,311				
Pool Mechanical & Chlorination Systems	25	5	0	20	5	5	$21,000	Essential							$7,363				
Pool Piping	30	30	5	5	5	5	$25,000	Essential		$7,618					$8,765				
Cross Connection Control Devices	20	22	5	3	5	4	$20,000	Essential		$6,094				$6,818				$7,628	
Drainage Systems																			
Below/Above Grade Drainage Services	50	43	8	15	5	10	$300,000	Essential		$91,410									
Sump System	5	2	0	3	1	1	$15,000	Essential					$24,860					$28,606	
Roof Drains	30	6	0	24	1	1	$2,500	Essential											$4,903
Area Drains	10	5	0	5	3	3	$11,000	Essential		$5,586			$6,077			$6,611			
CONVEYANCE SYSTEMS																			
Elevators																			
Elevator Controls - Traction	30	5	0	25	2	1	$1,500,000	Essential											
Hydraulic Elevator Controls	25	17	0	8	3	1	$0	Essential											

FINANCIAL ASSUMPTIONS	
Opening Reserve Fund Balance as at January 1, 2023:	**$1,993,373**
Annual Reserve Fund Contribution for Fiscal Year 2023:	**$600,000**
Average Interest Earnings Rates (Average Corporation Rates)	**2.79%**
Expenditure Inflation Rate: (15-Year Average Construction Price Index)	**2.85%**
Contribution Escalation Rates: (Years 2-5 / Long Term)	**2.5% / 2.5%**

BUILDING SYSTEM ESTIMATES									FINANCIAL ANALYSIS - YEARS 16 TO 25									
								Fiscal Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
								Opening Balance	$ 4,831,524	$ 4,992,594	$ 5,668,553	$ 5,733,096	$ 5,565,454	$ 6,013,417	$ 4,236,415	$ 4,886,891	$ 4,585,022	$ 5,403,328
								Annual Contribution	$ 868,979	$ 890,703	$ 912,971	$ 935,795	$ 959,190	$ 983,170	$ 1,007,749	$ 1,032,943	$ 1,058,766	$ 1,085,236
								Other Contributions										
								Interest Earnings	$ 136,850	$ 148,510	$ 158,825	$ 157,389	$ 161,294	$ 142,780	$ 127,088	$ 131,944	$ 139,138	$ 157,182
								Annual Expenditures	$ 844,759	$ 363,254	$ 1,007,253	$ 1,260,827	$ 672,520	$ 2,902,953	$ 484,361	$ 1,466,755	$ 379,598	$ 765,345
								Closing Balance	$ 4,992,594	$ 5,668,553	$ 5,733,096	$ 5,565,454	$ 6,013,417	$ 4,236,415	$ 4,886,891	$ 4,585,022	$ 5,403,328	$ 5,880,402
Component Name	Service Life	Estimated Age of System	Life Expectancy Adjustment	Remaining Life Expectancy	Phases of Work	Years Between Phases	Project Cost (Sum of All Phases)	Project Priority										
Elevator Cab Interior Finishes - Traction	30	5	0	25	2	1	$90,000	Desirable										
Elevator Cab Interior Finishes - Hydraulic	25	25	0	0	1	1	$0	Desirable										
ELECTRICAL SYSTEMS																		
Power Supply and Distribution Systems																		
Power Distribution	50	43	3	10	5	10	$452,000	Essential						$158,475				
Transformer	35	6	0	29	2	3	$15,000	Essential										
Emergency Power																		
Emergency Generator Systems	35	43	13	5	3	5	$150,000	Essential	$76,175									
Emergency Generator Diesel Fuel Tank	40	43	13	10	1	1	$3,000	Essential										
Lighting Systems																		
Interior Lighting - Common Areas	20	43	23	0	1	1	$53,000	Desirable						$92,911				
Interior Lighting - Service	25	43	23	5	5	5	$131,000	Desirable	$39,916					$45,930				
Exterior Lighting - Units	25	43	23	5	1	1	$18,000	Desirable										
Exterior Lighting - Pole Lights	30	25	0	5	1	1	$8,000	Desirable										
Exterior Lighting - Common	25	25	10	10	1	1	$11,000	Desirable										
Auxiliary Systems																		
Security/Access Control System	15	5	0	10	5	3	$250,000	Desirable		$78,344			$85,226			$92,713		
CCTV System	15	10	0	5	5	3	$64,000	Desirable			$20,627			$22,439			$24,410	
Package Control System	20	1	0	19	1	1	$18,000	Desirable					$30,681					
LIFE SAFETY SYSTEMS																		
Fire Suppression Systems																		
Standpipe System	40	43	13	10	4	10	$400,000	Essential						$175,304				
Sprinkler System	40	43	13	10	4	10	$200,000	Essential						$87,652				
Fire Hoses & Cabinets	10	8	0	2	1	1	$47,000	Essential								$87,150		
Fire Detection and Signaling Systems																		
Annunciator Panel	25	5	0	20	1	1	$60,000	Essential						$105,183				

FINANCIAL ASSUMPTIONS	
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Expenditure Inflation Rate: (15-Year Average Construction Price Index)	2.85%
Contribution Escalation Rates: (Years 2-5 / Long Term)	2.5% / 2.5%

BUILDING SYSTEM ESTIMATES									FINANCIAL ANALYSIS - YEARS 16 TO 25									
								Fiscal Year	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
								Opening Balance	$ 4,831,524	$ 4,992,594	$ 5,668,553	$ 5,733,096	$ 5,565,454	$ 6,013,417	$ 4,236,415	$ 4,886,891	$ 4,585,022	$ 5,403,328
								Annual Contribution	$ 868,979	$ 890,703	$ 912,971	$ 935,795	$ 959,190	$ 983,170	$ 1,007,749	$ 1,032,943	$ 1,058,766	$ 1,085,236
								Other Contributions										
								Interest Earnings	$ 136,850	$ 148,510	$ 158,825	$ 157,389	$ 161,294	$ 142,780	$ 127,088	$ 131,944	$ 139,138	$ 157,182
								Annual Expenditures	$ 844,759	$ 363,254	$ 1,007,253	$ 1,260,827	$ 672,520	$ 2,902,953	$ 484,361	$ 1,466,755	$ 379,598	$ 765,345
								Closing Balance	$ 4,992,594	$ 5,668,553	$ 5,733,096	$ 5,565,454	$ 6,013,417	$ 4,236,415	$ 4,886,891	$ 4,585,022	$ 5,403,328	$ 5,880,402
Component Name	Service Life	Estimated Age of System	Life Expectancy Adjustment	Remaining Life Expectancy	Phases of Work	Years Between Phases	Project Cost (Sum of All Phases)	Project Priority										
Fire Alarm Devices	25	5	0	20	5	5	$132,000	Essential						$46,280				
Emergency Lighting	25	5	0	20	2	5	$16,000	Essential						$14,024				
Fire Fighters Phones	25	5	0	20	1	1	$10,000	Essential						$17,530				
Life Safety																		
Roof Anchor Systems	40	13	0	27	4	5	$150,000	Essential										
INTERIOR FINISHES																		
Corridors Residential																		
Corridor Walls	15	15	0	0	1	1	$106,000	Desirable	$161,492									
Ceilings	20	0	0	20	1	1	$22,000	Desirable						$38,567				
Ceilings - Suspended	25	0	0	25	1	1	$7,000	Desirable										
Carpeting	20	1	0	19	1	1	$61,000	Desirable					$103,976					
Tile Flooring	25	19	0	6	1	1	$9,000	Desirable										
Corridors Commercial																		
Corridor Walls	15	15	2	2	1	1	$16,000	Desirable			$25,784							
Ceilings - Suspended	25	25	2	2	1	1	$29,000	Desirable										
Carpeting	20	1	0	19	1	1	$22,000	Desirable					$37,500					
Tile Flooring	25	43	23	5	1	1	$19,000	Desirable										
Lobbies																		
Mailboxes	50	43	3	10	1	1	$15,000	Desirable										
Parcel Lockers And Delivery Management System	20	1	0	19	1	1	$10,000	Desirable					$17,045					
Ground Floor Lobby Finishes	20	20	0	0	1	1	$300,000	Desirable						$525,913				
Amenities																		
Concierge Desk	20	7	0	13	1	1	$10,000	Desirable										
Public Washrooms	20	43	25	2	2	10	$20,000	Desirable								$18,543		
Meeting Room & Offices	25	43	20	2	2	5	$10,000	Desirable										
Fitness Room	15	6	0	9	2	5	$30,000	Desirable										$29,420

FINANCIAL ASSUMPTIONS	
Opening Reserve Fund Balance as at January 1, 2023:	**$1,993,373**
Annual Reserve Fund Contribution for Fiscal Year 2023:	**$600,000**
Average Interest Earnings Rates (Average Corporation Rates)	**2.79%**
Expenditure Inflation Rate: (15-Year Average Construction Price Index)	**2.85%**
Contribution Escalation Rates: (Years 2-5 / Long Term)	**2.5% / 2.5%**

BUILDING SYSTEM ESTIMATES									FINANCIAL ANALYSIS - YEARS 16 TO 25									
Component Name	Service Life	Estimated Age of System	Life Expectancy Adjustment	Remaining Life Expectancy	Phases of Work	Years Between Phases	Project Cost (Sum of All Phases)	Project Priority	**Fiscal Year**	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
									Opening Balance	$ 4,831,524	$ 4,992,594	$ 5,668,553	$ 5,733,096	$ 5,565,454	$ 6,013,417	$ 4,236,415	$ 4,886,891	$ 4,585,022	$ 5,403,328
									Annual Contribution	$ 868,979	$ 890,703	$ 912,971	$ 935,795	$ 959,190	$ 983,170	$ 1,007,749	$ 1,032,943	$ 1,058,766	$ 1,085,236
									Other Contributions										
									Interest Earnings	$ 136,850	$ 148,510	$ 158,825	$ 157,389	$ 161,294	$ 142,780	$ 127,088	$ 131,944	$ 139,138	$ 157,182
									Annual Expenditures	$ 844,759	$ 363,254	$ 1,007,253	$ 1,260,827	$ 672,520	$ 2,902,953	$ 484,361	$ 1,466,755	$ 379,598	$ 765,345
									Closing Balance	$ 4,992,594	$ 5,668,553	$ 5,733,096	$ 5,565,454	$ 6,013,417	$ 4,236,415	$ 4,886,891	$ 4,585,022	$ 5,403,328	$ 5,880,402
Billiard Room	30	43	15	2	3	10	$20,000	Desirable									$12,362		
Racquet Courts	40	43	5	2	1	1	$30,000	Desirable											
Pool Area	30	2	0	28	2	10	$500,000	Desirable											
Locker Room/Saunas/Steam Rooms	15	13	0	2	1	1	$80,000	Desirable				$128,918							
Service Areas and Staircases																			
Stairwell Finishes	20	18	3	5	2	1	$30,000	Desirable											
SITE FINISHES																			
Site Finishes																			
Metal Fencing	35	43	18	10	2	10	$0	Desirable											
Signage	25	17	0	8	3	5	$0	Desirable											
Park Benches	20	7	0	13	1	1	$0	Desirable											
Hard Landscaping Elements																			
Concrete Paving	35	43	13	5	1	1	$12,000	Desirable											
Concrete Pedestrian Walks	35	7	0	28	3	5	$57,000	Desirable											
Brick Masonry Planters	40	43	13	10	3	5	$26,000	Desirable		$13,204					$15,193				
Soft Landscaping Elements																			
General Landscaping	15	6	0	9	3	5	$8,000	Desirable						$4,545					$5,230
CONSULTING AND CONTINGENCY																			
General																			
Contingency	1	1	0	0	1	1	$15,000	Desirable		$22,853	$23,503	$24,172	$24,860	$25,568	$26,296	$27,044	$27,814	$28,606	$29,420
Professional Fees																			
Building Exterior Visual Assessment	5	2	0	3	1	1	$5,000	Essential					$8,287					$9,535	
Reserve Fund Studies																			
Reserve Fund Study	5	1	0	4	1	1	$5,300	Essential						$9,034					$10,395

FINANCIAL ASSUMPTIONS	
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Annual Reserve Fund Contribution for Fiscal Year 2023:	$600,000
Average Interest Earnings Rates (Average Corporation Rates)	2.79%
Expenditure Inflation Rate: (15-Year Average Construction Price Index)	2.85%
Contribution Escalation Rates: (Years 2-5 / Long Term)	2.5% / 2.5%

BUILDING SYSTEM ESTIMATES									FINANCIAL ANALYSIS - YEARS 26 TO 30				
Component Name	Service Life	Estimated Age of System	Life Expectancy Adjustment	Remaining Life Expectancy	Phases of Work	Years Between Phases	Project Cost (Sum of All Phases)	Project Priority	Fiscal Year	2048	2049	2050	2051	2052
									Opening Balance	$ 5,880,402	$ 3,613,167	$ 1,814,830	$ 1,985,527	$ 1,967,028
									Annual Contribution	$ 1,112,366	$ 1,140,176	$ 1,168,680	$ 1,197,897	$ 1,227,844
									Other Contributions					
									Interest Earnings	$ 132,245	$ 75,612	$ 52,939	$ 55,059	$ 67,727
									Annual Expenditures	$ 3,511,846	$ 3,014,125	$ 1,050,922	$ 1,271,454	$ 367,676
									Closing Balance	$ 3,613,167	$ 1,814,830	$ 1,985,527	$ 1,967,028	$ 2,894,924
STRUCTURAL SYSTEMS														
Substructure														
Building Substructure	50	43	0	7	10	5	$484,000	Essential				$103,268		
Superstructure														
Building Superstructure	50	43	0	7	10	5	$934,000	Essential				$199,282		
Post Tensioned Cable Systems	50	43	-7	0	25	2	$1,320,000	Essential			$109,538		$115,863	
Parkade														
Parkade Ramp	40	43	8	5	4	5	$98,000	Essential						
Traffic Deck Coating	20	20	0	0	10	2	$367,000	Essential			$76,137		$80,533	
Parkade Painting	15	15	2	2	1	1	$52,000	Desirable						
Balconies														
Balconies - Concrete	30	30	1	1	1	1	$72,000	Essential						
Balcony Railings	40	43	4	1	1	1	$144,000	Essential						
BUILDING ENVELOPE														
Roofing and Membranes														
Podium Membranes	35	43	10	2	5	5	$334,000	Essential						
Low Slope Roofing - SBS	30	6	0	24	4	1	$1,028,000	Essential		$518,411	$533,167	$548,344		
Metal Roof/Terrace Flashings	35	18	0	17	1	1	$55,000	Essential						
Cladding														
Brick Veneer Masonry	40	43	4	1	10	4	$924,000	Essential		$186,386				$208,531
Windows and Doors														
Unit Windows - Residential	40	43	5	2	10	4	$2,320,000	Essential			$481,303			
Unit Windows - Commercial	40	43	5	2	1	1	$30,000	Essential						
Terrace/Balcony Doors	35	17	0	18	3	1	$580,000	Desirable						
Entry Doors	35	43	13	5	1	1	$35,000	Desirable						
Sectional Door - Parkade	15	7	3	11	1	1	$8,000	Desirable			$16,597			

FINANCIAL ASSUMPTIONS	
Opening Reserve Fund Balance as at January 1, 2023:	**$1,993,373**
Annual Reserve Fund Contribution for Fiscal Year 2023:	**$600,000**
Average Interest Earnings Rates (Average Corporation Rates)	**2.79%**
Expenditure Inflation Rate: (15-Year Average Construction Price Index)	**2.85%**
Contribution Escalation Rates: (Years 2-5 / Long Term)	**2.5% / 2.5%**

BUILDING SYSTEM ESTIMATES									FINANCIAL ANALYSIS - YEARS 26 TO 30				
								Fiscal Year	2048	2049	2050	2051	2052
								Opening Balance	$ 5,880,402	$ 3,613,167	$ 1,814,830	$ 1,985,527	$ 1,967,028
								Annual Contribution	$ 1,112,366	$ 1,140,176	$ 1,168,680	$ 1,197,897	$ 1,227,844
								Other Contributions					
								Interest Earnings	$ 132,245	$ 75,612	$ 52,939	$ 55,059	$ 67,727
								Annual Expenditures	$ 3,511,846	$ 3,014,125	$ 1,050,922	$ 1,271,454	$ 367,676
								Closing Balance	$ 3,613,167	$ 1,814,830	$ 1,985,527	$ 1,967,028	$ 2,894,924
Component Name	Service Life	Estimated Age of System	Life Expectancy Adjustment	Remaining Life Expectancy	Phases of Work	Years Between Phases	Project Cost (Sum of All Phases)	Project Priority					
Suite Entry Doors	40	43	3	0	1	1	$150,000	Desirable					
Service Doors	35	40	15	10	4	2	$195,000	Desirable					
Sealants													
Sealant Replacement	15	9	0	6	2	1	$258,000	Essential					
MECHANICAL SYSTEMS													
Plumbing Systems													
Plumbing, Heating & Chilled Recirculation Lines	25	43	21	3	5	5	$645,000	Essential				$283,074	
Victaulic Couplings	25	43	18	0	1	1	$220,000	Essential	$443,776				
Pumps	15	14	0	1	3	5	$76,000	Essential		$52,556			
Space Heating													
Natural Gas Boiler Systems - Laars Pennant	25	13	0	12	2	3	$150,000	Essential					
Natural Gas Boiler Systems - RBI Futura	25	8	0	17	1	1	$70,000	Essential					
Expansion Tanks	20	1	0	19	1	1	$10,000	Essential					
Booster Coil Units	30	30	5	5	5	5	$270,000	Essential	$108,927				
In Duct Coil Units	30	30	5	5	5	5	$348,000	Essential	$140,395				
Fan Coil Units	30	30	3	3	2	5	$90,000	Essential					
Unit Heaters	40	43	13	10	2	5	$20,000	Essential					
Baseboard Heaters	40	43	23	20	1	1	$15,000	Essential					
Zone Valves	20	8	-12	0	20	1	$65,000	Essential	$6,556	$6,742	$6,934	$7,132	$7,335
Space Cooling													
Chiller Units	30	10	0	20	1	1	$350,000	Essential					
Cooling Tower	40	43	13	10	8	5	$72,000	Essential	$18,154				
Split Air Conditioners	25	5	0	20	1	1	$5,000	Essential					
Heat Exchangers	25	12	0	13	3	5	$45,000	Essential					
Ventilation Systems													
Corridor Make-Up Air Units	30	43	13	0	3	5	$290,000	Essential					

FINANCIAL ASSUMPTIONS

Opening Reserve Fund Balance as at January 1, 2023:	**$1,993,373**
Annual Reserve Fund Contribution for Fiscal Year 2023:	**$600,000**
Average Interest Earnings Rates (Average Corporation Rates)	**2.79%**
Expenditure Inflation Rate: (15-Year Average Construction Price Index)	**2.85%**
Contribution Escalation Rates: (Years 2-5 / Long Term)	**2.5% / 2.5%**

BUILDING SYSTEM ESTIMATES

FINANCIAL ANALYSIS - YEARS 26 TO 30

Component Name	Service Life	Estimated Age of System	Life Expectancy Adjustment	Remaining Life Expectancy	Phases of Work	Years Between Phases	Project Cost (Sum of All Phases)	Project Priority	Fiscal Year	2048	2049	2050	2051	2052
									Opening Balance	$ 5,880,402	$ 3,613,167	$ 1,814,830	$ 1,985,527	$ 1,967,028
									Annual Contribution	$ 1,112,366	$ 1,140,176	$ 1,168,680	$ 1,197,897	$ 1,227,844
									Other Contributions					
									Interest Earnings	$ 132,245	$ 75,612	$ 52,939	$ 55,059	$ 67,727
									Annual Expenditures	$ 3,511,846	$ 3,014,125	$ 1,050,922	$ 1,271,454	$ 367,676
									Closing Balance	$ 3,613,167	$ 1,814,830	$ 1,985,527	$ 1,967,028	$ 2,894,924
Parkade Make-Up Air Unit	30	43	18	5	6	5	$100,000	Essential		$33,619				
Parkade Exhaust Fans	35	43	13	5	2	1	$20,000	Essential						
Exhaust Fans	35	43	13	5	3	5	$21,000	Essential						
Carbon Monoxide Detection System	15	15	2	2	1	1	$20,000	Essential						
Air Compressor and Air Dryer	30	1	0	29	2	10	$18,000	Essential						$20,311
Waste Disposal Systems														
Garbage Compactor	25	5	0	20	2	10	$15,000	Essential						
Garbage Chute Doors	40	43	13	10	3	5	$10,000	Desirable						
PLUMBING SYSTEMS														
Site Systems														
Water Supply	50	43	3	10	5	10	$100,000	Essential						
Domestic Water Systems														
Domestic Hot Water Storage Tanks	20	2	0	18	1	1	$60,000	Essential						
Water Softener System	30	20	0	10	5	5	$18,000	Essential		$7,262				
Pool Mechanical & Chlorination Systems	25	5	0	20	5	5	$21,000	Essential		$8,472				
Pool Piping	30	30	5	5	5	5	$25,000	Essential		$10,086				
Cross Connection Control Devices	20	22	5	3	5	4	$20,000	Essential				$8,535		
Drainage Systems														
Below/Above Grade Drainage Services	50	43	8	15	5	10	$300,000	Essential		$121,030				
Sump System	5	2	0	3	1	1	$15,000	Essential					$32,916	
Roof Drains	30	6	0	24	1	1	$2,500	Essential						
Area Drains	10	5	0	5	3	3	$11,000	Essential		$7,396			$8,046	
CONVEYANCE SYSTEMS														
Elevators														
Elevator Controls - Traction	30	5	0	25	2	1	$1,500,000	Essential		$1,512,872	$1,555,936			
Hydraulic Elevator Controls	25	17	0	8	3	1	$0	Essential						

FINANCIAL ASSUMPTIONS	
Opening Reserve Fund Balance as at January 1, 2023:	**$1,993,373**
Annual Reserve Fund Contribution for Fiscal Year 2023:	**$600,000**
Average Interest Earnings Rates (Average Corporation Rates)	**2.79%**
Expenditure Inflation Rate: (15-Year Average Construction Price Index)	**2.85%**
Contribution Escalation Rates: (Years 2-5 / Long Term)	**2.5% / 2.5%**

BUILDING SYSTEM ESTIMATES									FINANCIAL ANALYSIS - YEARS 26 TO 30				
Component Name	Service Life	Estimated Age of System	Life Expectancy Adjustment	Remaining Life Expectancy	Phases of Work	Years Between Phases	Project Cost (Sum of All Phases)	Project Priority	**Fiscal Year**	2048	2049	2050	2051	2052
									Opening Balance	$ 5,880,402	$ 3,613,167	$ 1,814,830	$ 1,985,527	$ 1,967,028
									Annual Contribution	$ 1,112,366	$ 1,140,176	$ 1,168,680	$ 1,197,897	$ 1,227,844
									Other Contributions					
									Interest Earnings	$ 132,245	$ 75,612	$ 52,939	$ 55,059	$ 67,727
									Annual Expenditures	$ 3,511,846	$ 3,014,125	$ 1,050,922	$ 1,271,454	$ 367,676
									Closing Balance	$ 3,613,167	$ 1,814,830	$ 1,985,527	$ 1,967,028	$ 2,894,924
Elevator Cab Interior Finishes - Traction	30	5	0	25	2	1	$90,000	Desirable		$90,772	$93,356			
Elevator Cab Interior Finishes - Hydraulic	25	25	0	0	1	1	$0	Desirable						
ELECTRICAL SYSTEMS														
Power Supply and Distribution Systems														
Power Distribution	50	43	3	10	5	10	$452,000	Essential						
Transformer	35	6	0	29	2	3	$15,000	Essential						$16,926
Emergency Power														
Emergency Generator Systems	35	43	13	5	3	5	$150,000	Essential						
Emergency Generator Diesel Fuel Tank	40	43	13	10	1	1	$3,000	Essential						
Lighting Systems														
Interior Lighting - Common Areas	20	43	23	0	1	1	$53,000	Desirable						
Interior Lighting - Service	25	43	23	5	5	5	$131,000	Desirable		$52,850				
Exterior Lighting - Units	25	43	23	5	1	1	$18,000	Desirable						
Exterior Lighting - Pole Lights	30	25	0	5	1	1	$8,000	Desirable						
Exterior Lighting - Common	25	25	10	10	1	1	$11,000	Desirable						
Auxiliary Systems														
Security/Access Control System	15	5	0	10	5	3	$250,000	Desirable		$100,858			$109,718	
CCTV System	15	10	0	5	5	3	$64,000	Desirable			$26,555			$28,887
Package Control System	20	1	0	19	1	1	$18,000	Desirable						
LIFE SAFETY SYSTEMS														
Fire Suppression Systems														
Standpipe System	40	43	13	10	4	10	$400,000	Essential						
Sprinkler System	40	43	13	10	4	10	$200,000	Essential						
Fire Hoses & Cabinets	10	8	0	2	1	1	$47,000	Essential						
Fire Detection and Signaling Systems														
Annunciator Panel	25	5	0	20	1	1	$60,000	Essential						

FINANCIAL ASSUMPTIONS	
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BUILDING SYSTEM ESTIMATES									FINANCIAL ANALYSIS - YEARS 26 TO 30				
								Fiscal Year	2048	2049	2050	2051	2052
								Opening Balance	$ 5,880,402	$ 3,613,167	$ 1,814,830	$ 1,985,527	$ 1,967,028
								Annual Contribution	$ 1,112,366	$ 1,140,176	$ 1,168,680	$ 1,197,897	$ 1,227,844
								Other Contributions					
								Interest Earnings	$ 132,245	$ 75,612	$ 52,939	$ 55,059	$ 67,727
								Annual Expenditures	$ 3,511,846	$ 3,014,125	$ 1,050,922	$ 1,271,454	$ 367,676
								Closing Balance	$ 3,613,167	$ 1,814,830	$ 1,985,527	$ 1,967,028	$ 2,894,924
Component Name	Service Life	Estimated Age of System	Life Expectancy Adjustment	Remaining Life Expectancy	Phases of Work	Years Between Phases	Project Cost (Sum of All Phases)	Project Priority					
Fire Alarm Devices	25	5	0	20	5	5	$132,000	Essential	$53,253				
Emergency Lighting	25	5	0	20	2	5	$16,000	Essential	$16,137				
Fire Fighters Phones	25	5	0	20	1	1	$10,000	Essential					
Life Safety													
Roof Anchor Systems	40	13	0	27	4	5	$150,000	Essential			$80,011		
INTERIOR FINISHES													
Corridors Residential													
Corridor Walls	15	15	0	0	1	1	$106,000	Desirable					
Ceilings	20	0	0	20	1	1	$22,000	Desirable					
Ceilings - Suspended	25	0	0	25	1	1	$7,000	Desirable	$14,120				
Carpeting	20	1	0	19	1	1	$61,000	Desirable					
Tile Flooring	25	19	0	6	1	1	$9,000	Desirable					
Corridors Commercial													
Corridor Walls	15	15	2	2	1	1	$16,000	Desirable					
Ceilings - Suspended	25	25	2	2	1	1	$29,000	Desirable			$61,875		
Carpeting	20	1	0	19	1	1	$22,000	Desirable					
Tile Flooring	25	43	23	5	1	1	$19,000	Desirable					
Lobbies													
Mailboxes	50	43	3	10	1	1	$15,000	Desirable					
Parcel Lockers And Delivery Management System	20	1	0	19	1	1	$10,000	Desirable					
Ground Floor Lobby Finishes	20	20	0	0	1	1	$300,000	Desirable					
Amenities													
Concierge Desk	20	7	0	13	1	1	$10,000	Desirable					
Public Washrooms	20	43	25	2	2	10	$20,000	Desirable					
Meeting Room & Offices	25	43	20	2	2	5	$10,000	Desirable			$10,668		
Fitness Room	15	6	0	9	2	5	$30,000	Desirable					$33,852

FINANCIAL ASSUMPTIONS

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BUILDING SYSTEM ESTIMATES

FINANCIAL ANALYSIS - YEARS 26 TO 30

Component Name	Service Life	Estimated Age of System	Life Expectancy Adjustment	Remaining Life Expectancy	Phases of Work	Years Between Phases	Project Cost (Sum of All Phases)	Project Priority	Fiscal Year	2048	2049	2050	2051	2052
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									Other Contributions					
									Interest Earnings	$ 132,245	$ 75,612	$ 52,939	$ 55,059	$ 67,727
									Annual Expenditures	$ 3,511,846	$ 3,014,125	$ 1,050,922	$ 1,271,454	$ 367,676
									Closing Balance	$ 3,613,167	$ 1,814,830	$ 1,985,527	$ 1,967,028	$ 2,894,924
Billiard Room	30	43	15	2	3	10	$20,000	Desirable						
Racquet Courts	40	43	5	2	1	1	$30,000	Desirable						
Pool Area	30	2	0	28	2	10	$500,000	Desirable					$548,592	
Locker Room/Saunas/Steam Rooms	15	13	0	2	1	1	$80,000	Desirable						
Service Areas and Staircases														
Stairwell Finishes	20	18	3	5	2	1	$30,000	Desirable		$30,257	$31,119			
SITE FINISHES														
Site Finishes														
Metal Fencing	35	43	18	10	2	10	$0	Desirable						
Signage	25	17	0	8	3	5	$0	Desirable						
Park Benches	20	7	0	13	1	1	$0	Desirable						
Hard Landscaping Elements														
Concrete Paving	35	43	13	5	1	1	$12,000	Desirable						
Concrete Pedestrian Walks	35	7	0	28	3	5	$57,000	Desirable					$41,693	
Brick Masonry Planters	40	43	13	10	3	5	$26,000	Desirable						
Soft Landscaping Elements														
General Landscaping	15	6	0	9	3	5	$8,000	Desirable						$6,018
CONSULTING AND CONTINGENCY														
General														
Contingency	1	1	0	0	1	1	$15,000	Desirable		$30,257	$31,119	$32,005	$32,916	$33,852
Professional Fees														
Building Exterior Visual Assessment	5	2	0	3	1	1	$5,000	Essential					$10,972	
Reserve Fund Studies														
Reserve Fund Study	5	1	0	4	1	1	$5,300	Essential						$11,961