

COST/LIFE DATA

5/4/2010

NO.	COMPONENT	CURRENT				REMAINING LIFE	ANNUAL REPLACEMENT COST
		REPLACEMENT COST	EXPECTED LIFE	ACTUAL AGE	EFFECTIVE AGE		
1	Roofing	302,400	20	7	7	13	15,120
2	Cornice	10,500	10	7	10	0	1,050
3	Siding - Metal	10,080	40	7	6	34	252
4	Brick - Paint	72,786	10	N/A	5	5	7,279
5	Windows - Wood Frame	120,120	30	7	7	23	4,004
6	Windows - Metal Cap	68,481	30	7	7	23	2,283
7	Patio Doors	11,760	40	7	7	33	294
8	Entrance Doors - Wood/Glass	42,000	40	7	7	33	1,050
9	Entrance Doors - Steel	3,780	45	7	7	38	84
10	Sealant	6,894	15	7	9	6	460
11	Balcony Soffit - Paint	3,830	25	7	6	19	154
12	Balcony Railings - Paint	1,117	10	7	7	3	112
13	Rooftop Patio - Wood	8,925	10	1	1	9	893
14	Rooftop Patio - Steel - Paint	5,250	10	N/A	5	5	525
15	Fan Coil Unit Heaters	132,300	15	N/A	5	10	8,820
16	Carpet	12,852	15	7	5	10	857
17	Vinyl Tile	5,082	20	7	7	13	255
18	Ceramic Tile	10,101	30	7	7	23	337
19	Rubber Stair Treads	17,237	15	7	7	8	1,150
20	Wall Paint	12,308	10	2	1	9	1,231
21	Unit Door Paint	2,205	10	2	1	9	221
22	Ceiling Paint	8,214	15	2	1	14	548
23	Community Mailboxes	2,867	40	1	1	39	72
24	Miscellaneous Furniture and Fixtures	6,300	15	3	1	14	420
25	Incandescent Lighting	3,381	30	7	7	23	113
26	Fluorescent Lighting	1,418	20	7	7	13	71
27	Exit Lighting	1,502	25	7	7	18	61
28	Emergency Lighting	1,570	25	7	7	18	63
29	Exterior Lighting	1,029	20	7	7	13	52
30	Intercom	5,775	20	7	7	13	289
31	Building Access Control System	2,625	25	7	7	18	105
32	Electrical Panels	49,140	50	7	7	43	983
33	Fire Alarm System	23,625	20	7	7	13	1,182
34	Fan Coil Heaters	16,590	25	7	7	18	664
35	Elevator - Hydraulic	68,250	40	7	7	33	1,707
36	Elevator - Cable Operated	267,750	40	52	36	4	6,694
37	Elevator - Exhaust Fan	630	25	7	7	18	26
38	Elevators - Cab Refurbishment	5,250	20	7	7	13	263
39	Hallway Make Up Air Furnaces	15,750	25	7	7	18	630
40	Hallway Furnace Flues	5,250	40	7	7	34	132
41	Hallway A/C Units	7,980	25	7	7	18	320
42	Domestic Hot Water Tanks	48,300	8	7	7	1	6,038
43	Domestic Water Piping	367,500	40	7	7	33	9,188
44	Domestic Hot Water Pumps	3,780	25	2	2	23	152
45	Domestic Hot Water Pump Controller	1,575	20	7	7	13	79
46	Expansion Tank	630	30	7	7	23	21
47	Sprinkler System - Building	70,980	40	7	7	33	1,775
48	Sprinkler System - Parkade	61,740	40	7	7	33	1,544
49	Parkade Overhead Door	3,990	15	7	7	8	266
50	Parkade Make Up Air	16,590	25	7	7	18	664
51	Sump Pump	1,890	7	7	5	2	270
52	Parkade Exhaust Fan	4,725	30	7	7	23	158
53	Parkade Gas Monitor System	5,040	20	7	7	13	252
54	Parkade Ramp Glycol Loop	36,750	25	7	2	23	1,470

COST/LIFE DATA

5/4/2010

NO.	COMPONENT	CURRENT				REMAINING LIFE	ANNUAL REPLACEMENT COST
		REPLACEMENT COST	EXPECTED LIFE	ACTUAL AGE	EFFECTIVE AGE		
55	Tekmar Controller	840	25	7	7	18	34
56	Wheelchair Lift	7,875	20	7	7	13	394
57	Electric Gates	12,180	20	7	7	13	609
58	Stairs - Paint	1,575	5	7	4	1	315
59	Retaining Wall - Refurbishment	2,625	10	7	0	10	263
60	Walkways	6,329	35	7	4	31	181
61	Parkade Ramp	13,814	25	7	2	23	553
62	Parkade Railings	3,255	30	7	7	23	109
63	Parkade Railings - Paint	456	10	7	7	3	46
64	Asphalt	43,835	25	2	2	23	1,754
65	Fencing - Chain Link	5,670	40	7	5	35	142
66	Fencing - Anodized Aluminum	7,350	35	7	4	31	210
140	Contingency	34,737	5	0	1	0	6,948
TOTAL		\$ 2,118,933					\$ 94,261

NON - RECURRING EXPENSES							
112	Brick Wall Repair & Paint - North		1		1		36,750
113	Roof Repair		1		1		31,500
TOTAL							\$ 72,450

COST/LIFE ANALYSIS

5/4/2010

NO.	COMPONENT	% OF ANNUAL REPLACEMENT COSTS	ACTUAL PRESENT FUND	EXPIRED EQUITY	SHORT FALL
1	Roofing	16.04%	42,187	105,840	63,653
2	Cornice	1.11%	2,930	10,500	7,570
3	Siding - Metal	0.27%	703	1,512	809
4	Brick - Paint	7.72%	20,309	36,395	16,086
5	Windows - Wood Frame	4.25%	11,172	28,028	16,856
6	Windows - Metal Cap	2.42%	6,370	15,981	9,611
7	Patio Doors	0.31%	820	2,058	1,238
8	Entrance Doors - Wood/Glass	1.11%	2,930	7,350	4,420
9	Entrance Doors - Steel	0.09%	234	588	354
10	Sealant	0.49%	1,283	4,140	2,857
11	Balcony Soffit - Paint	0.16%	430	924	494
12	Balcony Railings - Paint	0.12%	312	784	472
13	Rooftop Patio - Wood	0.95%	2,492	893	(1,599)
14	Rooftop Patio - Steel - Paint	0.56%	1,465	2,625	1,160
15	Fan Coil Unit Heaters	9.36%	24,609	44,100	19,491
16	Carpet	0.91%	2,391	4,285	1,894
17	Vinyl Tile	0.27%	711	1,785	1,074
18	Ceramic Tile	0.36%	940	2,359	1,419
19	Rubber Stair Treads	1.22%	3,209	8,050	4,841
20	Wall Paint	1.31%	3,435	1,231	(2,204)
21	Unit Door Paint	0.23%	617	221	(396)
22	Ceiling Paint	0.58%	1,529	548	(981)
23	Community Mailboxes	0.08%	201	72	(129)
24	Miscellaneous Furniture and Fixtures	0.45%	1,172	420	(752)
25	Incandescent Lighting	0.12%	315	791	476
26	Fluorescent Lighting	0.08%	198	497	299
27	Exit Lighting	0.06%	170	427	257
28	Emergency Lighting	0.07%	176	441	265
29	Exterior Lighting	0.06%	145	364	219
30	Intercom	0.31%	806	2,023	1,217
31	Building Access Control System	0.11%	293	735	442
32	Electrical Panels	1.04%	2,743	6,881	4,138
33	Fire Alarm System	1.25%	3,298	8,274	4,976
34	Fan Coil Heaters	0.70%	1,853	4,648	2,795
35	Elevator - Hydraulic	1.81%	4,763	11,949	7,186
36	Elevator - Cable Operated	7.10%	18,677	240,984	222,307
37	Elevator - Exhaust Fan	0.03%	73	182	109
38	Elevators - Cab Refurbishment	0.28%	734	1,841	1,107
39	Hallway Make Up Air Furnaces	0.67%	1,758	4,410	2,652
40	Hallway Furnace Flues	0.14%	368	924	556
41	Hallway A/C Units	0.34%	893	2,240	1,347
42	Domestic Hot Water Tanks	6.41%	16,847	42,266	25,419
43	Domestic Water Piping	9.75%	25,636	64,316	38,680
44	Domestic Hot Water Pumps	0.16%	424	304	(120)

COST/LIFE ANALYSIS

5/4/2010

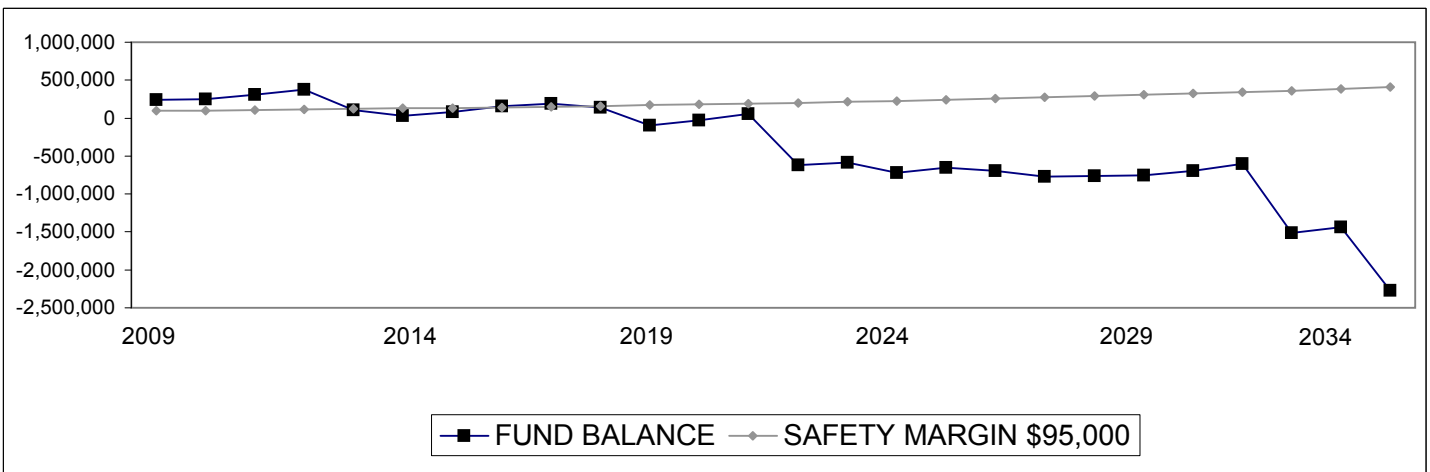
NO.	COMPONENT	% OF ANNUAL REPLACEMENT COSTS	ACTUAL PRESENT FUND	EXPIRED EQUITY	SHORT FALL
45	Domestic Hot Water Pump Controller	0.08%	220	553	333
46	Expansion Tank	0.02%	59	147	88
47	Sprinkler System - Building	1.88%	4,952	12,425	7,473
48	Sprinkler System - Parkade	1.64%	4,308	10,808	6,500
49	Parkade Overhead Door	0.28%	742	1,862	1,120
50	Parkade Make Up Air	0.70%	1,853	4,648	2,795
51	Sump Pump	0.29%	753	1,350	597
52	Parkade Exhaust Fan	0.17%	441	1,106	665
53	Parkade Gas Monitor System	0.27%	703	1,764	1,061
54	Parkade Ramp Glycol Loop	1.56%	4,101	2,940	(1,161)
55	Tekmar Controller	0.04%	95	238	143
56	Wheelchair Lift	0.42%	1,099	2,758	1,659
57	Electric Gates	0.65%	1,699	4,263	2,564
58	Stairs - Paint	0.33%	879	1,260	381
59	Retaining Wall - Refurbishment	0.28%	734	-	(734)
60	Walkways	0.19%	505	724	219
61	Parkade Ramp	0.59%	1,543	1,106	(437)
62	Parkade Railings	0.12%	304	763	459
63	Parkade Railings - Paint	0.05%	128	322	194
64	Asphalt	1.86%	4,894	3,508	(1,386)
65	Fencing - Chain Link	0.15%	396	710	314
66	Fencing - Anodized Aluminum	0.22%	586	840	254
140	Contingency	7.37%	19,386	6,948	(12,438)
TOTAL					
		100.00%	\$ 263,000	\$ 736,229	\$ 473,229

PRESENT COURSE

5/4/2010

Inflation 6%
 Interest 2.5%
 Annual Contribution Increase 3%

Fiscal Year	Opening Balance	Expenses	Interest	Annual Contribution	Additional Assessments	Closing Balance
2009	263,000	82,950	4,501	55,614		240,165
2010	240,165	52,868	4,682	57,282		249,263
2011	249,263	2,124	6,178	59,001		312,318
2012	312,318	1,873	7,761	60,771		378,977
2013	378,977	338,028	1,024	62,594		104,567
2014	104,567	139,166	(865)	64,472		29,007
2015	29,007	12,014	425	66,406		83,824
2016	83,824	-	2,096	68,398		154,318
2017	154,318	33,832	3,012	70,450		193,948
2018	193,948	124,392	1,739	72,564		143,858
2019	143,858	312,838	(4,225)	74,741		(98,464)
2020	(98,464)	2,878	(2,534)	76,983		(26,893)
2021	(26,893)	-	(672)	79,292		51,727
2022	51,727	736,863	(17,128)	81,671		(620,594)
2023	(620,594)	29,833	(16,261)	84,121		(582,566)
2024	(582,566)	201,556	(19,603)	86,645		(717,081)
2025	(717,081)	7,704	(18,120)	89,244		(653,660)
2026	(653,660)	111,678	(19,133)	91,921		(692,550)
2027	(692,550)	154,081	(21,166)	94,679		(773,118)
2028	(773,118)	68,193	(21,033)	97,519		(764,824)
2029	(764,824)	68,873	(20,842)	100,445		(754,095)
2030	(754,095)	22,909	(19,425)	103,458		(692,970)
2031	(692,970)	-	(17,324)	106,562		(603,732)
2032	(603,732)	975,879	(39,490)	109,759		(1,509,343)
2033	(1,509,343)	-	(37,734)	113,052		(1,434,024)
2034	(1,434,024)	893,823	(58,196)	116,443		(2,269,600)
\$ 4,374,356		-\$ 302,333	\$ 2,144,089	\$ -		

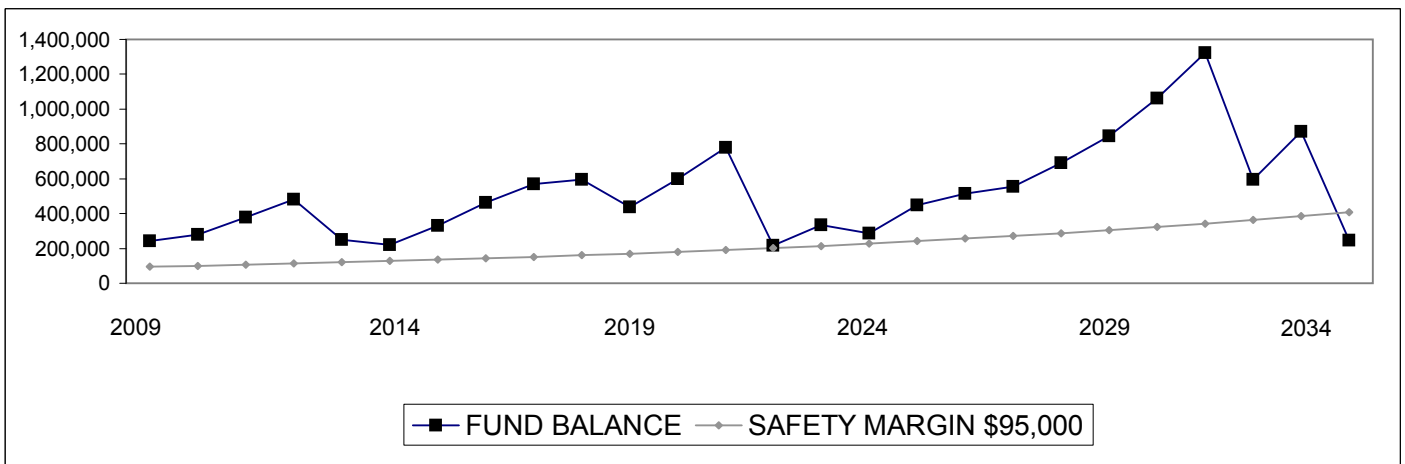


REASONABLE AND SUFFICIENT

5/4/2010

Inflation Variable
 Interest 3.25%
 Annual Contribution Increase 6%

Fiscal Year	Opening Balance	Expenses	Interest	Annual Contribution	Additional Assessments	Closing Balance
2009	263,000	82,950	5,852	55,614		241,516
2010	241,516	52,868	6,131	85,000		279,779
2011	279,779	2,124	9,024	90,100		376,779
2012	376,779	1,873	12,184	95,506		482,596
2013	482,596	338,028	4,698	101,236		250,503
2014	250,503	139,166	3,618	107,311		222,266
2015	222,266	12,014	6,833	113,749		330,834
2016	330,834	-	10,752	120,574		462,160
2017	462,160	33,832	13,921	127,809		570,057
2018	570,057	124,392	14,484	135,477		595,626
2019	595,626	312,838	9,191	143,606		435,584
2020	435,584	2,878	14,063	152,222		598,991
2021	598,991	-	19,467	161,355		779,814
2022	779,814	736,863	1,396	171,037		215,383
2023	215,383	29,833	6,030	142,000		333,580
2024	333,580	201,556	4,291	150,520		286,834
2025	286,834	7,704	9,072	159,551		447,754
2026	447,754	111,678	10,922	169,124		516,123
2027	516,123	154,081	11,766	179,272		553,080
2028	553,080	68,193	15,759	190,028		690,673
2029	690,673	68,873	20,209	201,430		843,438
2030	843,438	22,909	26,667	213,515		1,060,713
2031	1,060,713	-	34,473	226,326		1,321,512
2032	1,321,512	975,879	11,233	239,906		596,772
2033	596,772	-	19,395	254,300		870,468
2034	870,468	893,823	1	269,558		246,204
\$ 4,374,356 \$ 301,433 \$ 4,056,127 \$ -						



TEN YEAR REPLACEMENT SCHEDULE

5/4/2010

NO.	COMPONENT	1	2	3	4	5	6	7	8	9	10
		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Inflation Rate		0%	6%	6%	6%	6%	6%	6%	6%	6%	6%
1	Roofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	Cornice	\$ 10,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	Siding - Metal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	Brick - Paint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97,404	\$ -	\$ -	\$ -	\$ -
5	Windows - Wood Frame	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	Windows - Metal Cap	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	Patio Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8	Entrance Doors - Wood/Glass	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9	Entrance Doors - Steel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10	Sealant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,780	\$ -	\$ -	\$ -
11	Balcony Soffit - Paint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
12	Balcony Railings - Paint	\$ -	\$ -	\$ -	\$ 1,331	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	Rooftop Patio - Wood	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,079
14	Rooftop Patio - Steel - Paint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,026	\$ -	\$ -	\$ -	\$ -
15	Fan Coil Unit Heaters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16	Carpet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17	Vinyl Tile	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18	Ceramic Tile	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19	Rubber Stair Treads	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,473	\$ -
20	Wall Paint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,794
21	Unit Door Paint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,725
22	Ceiling Paint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
23	Community Mailboxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
24	Miscellaneous Furniture and Fixtures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
25	Incandescent Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26	Fluorescent Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27	Exit Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
28	Emergency Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
29	Exterior Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
30	Intercom	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
31	Building Access Control System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
32	Electrical Panels	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
33	Fire Alarm System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
34	Fan Coil Heaters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
35	Elevator - Hydraulic	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
36	Elevator - Cable Operated	\$ -	\$ -	\$ -	\$ -	\$ 338,028	\$ -	\$ -	\$ -	\$ -	\$ -
37	Elevator - Exhaust Fan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
38	Elevators - Cab Refurbishment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
39	Hallway Make Up Air Furnaces	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
40	Hallway Furnace Flues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
41	Hallway A/C Units	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
42	Domestic Hot Water Tanks	\$ -	\$ 51,198	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,602
43	Domestic Water Piping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
44	Domestic Hot Water Pumps	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
45	Domestic Hot Water Pump Controller	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

TEN YEAR REPLACEMENT SCHEDULE

5/4/2010

NO.	COMPONENT	1	2	3	4	5	6	7	8	9	10
		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	Inflation Rate	0%	6%	6%	6%	6%	6%	6%	6%	6%	6%
46	Expansion Tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
47	Sprinkler System - Building	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
48	Sprinkler System - Parkade	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
49	Parkade Overhead Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,359	\$ -
50	Parkade Make Up Air	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
51	Sump Pump	\$ -	\$ -	\$ 2,124	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,193
52	Parkade Exhaust Fan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
53	Parkade Gas Monitor System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
54	Parkade Ramp Glycol Loop	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
55	Tekmar Controller	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
56	Wheelchair Lift	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
57	Electric Gates	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
58	Stairs - Paint	\$ -	\$ 1,670	\$ -	\$ -	\$ -	\$ -	\$ 2,234	\$ -	\$ -	\$ -
59	Retaining Wall - Refurbishment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
60	Walkways	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
61	Parkade Ramp	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
62	Parkade Railings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
63	Parkade Railings - Paint	\$ -	\$ -	\$ -	\$ 543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
64	Asphalt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
65	Fencing - Chain Link	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
66	Fencing - Anodized Aluminum	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
140	Contingency		\$ -	\$ -	\$ -	\$ -	\$ 34,737	\$ -	\$ -	\$ -	\$ -
112	Brick Wall Repair & Paint - North	\$ 36,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
113	Roof Repair	\$ 31,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Future Dollars	\$ 82,950	\$ 52,868	\$ 2,124	\$ 1,873	\$ 338,028	\$ 139,166	\$ 12,014	\$ -	\$ 33,832	\$ 124,392

TEN YEAR REPLACEMENT SCHEDULE

5/4/2010

NO.	COMPONENT	11	12	13	14	15	16	17	18	19	20
		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
	Inflation Rate	4%	4%	4%	4%	4%	4%	4%	4%	4%	4%
1	Roofing	\$ -	\$ -	\$ -	\$ 597,679	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	Cornice	\$ 18,449	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3	Siding - Metal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
4	Brick - Paint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 155,597	\$ -	\$ -	\$ -	\$ -
5	Windows - Wood Frame	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	Windows - Metal Cap	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
7	Patio Doors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8	Entrance Doors - Wood/Glass	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9	Entrance Doors - Steel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10	Sealant	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11	Balcony Soffit - Paint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,579
12	Balcony Railings - Paint	\$ -	\$ -	\$ -	\$ 2,208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
13	Rooftop Patio - Wood	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,320
14	Rooftop Patio - Steel - Paint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,223	\$ -	\$ -	\$ -	\$ -
15	Fan Coil Unit Heaters	\$ 232,459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
16	Carpet	\$ 22,582	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
17	Vinyl Tile	\$ -	\$ -	\$ -	\$ 10,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
18	Ceramic Tile	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
19	Rubber Stair Treads	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
20	Wall Paint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,780
21	Unit Door Paint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,514
22	Ceiling Paint	\$ -	\$ -	\$ -	\$ -	\$ 16,883	\$ -	\$ -	\$ -	\$ -	\$ -
23	Community Mailboxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
24	Miscellaneous Furniture and Fixtures	\$ -	\$ -	\$ -	\$ -	\$ 12,950	\$ -	\$ -	\$ -	\$ -	\$ -
25	Incandescent Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
26	Fluorescent Lighting	\$ -	\$ -	\$ -	\$ 2,802	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
27	Exit Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,611	\$ -
28	Emergency Lighting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,775	\$ -
29	Exterior Lighting	\$ -	\$ -	\$ -	\$ 2,034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
30	Intercom	\$ -	\$ -	\$ -	\$ 11,414	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
31	Building Access Control System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,312	\$ -
32	Electrical Panels	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
33	Fire Alarm System	\$ -	\$ -	\$ -	\$ 46,694	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
34	Fan Coil Heaters	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,893	\$ -
35	Elevator - Hydraulic	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
36	Elevator - Cable Operated	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
37	Elevator - Exhaust Fan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,515	\$ -
38	Elevators - Cab Refurbishment	\$ -	\$ -	\$ -	\$ 10,376	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
39	Hallway Make Up Air Furnaces	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,873	\$ -
40	Hallway Furnace Flues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
41	Hallway A/C Units	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,189	\$ -
42	Domestic Hot Water Tanks	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111,678	\$ -	\$ -

TEN YEAR REPLACEMENT SCHEDULE

5/4/2010

NO.	COMPONENT	11	12	13	14	15	16	17	18	19	20
		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Inflation Rate		4%	4%	4%	4%	4%	4%	4%	4%	4%	4%
43	Domestic Water Piping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
44	Domestic Hot Water Pumps	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
45	Domestic Hot Water Pump Controller	\$ -	\$ -	\$ -	\$ 3,113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
46	Expansion Tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
47	Sprinkler System - Building	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
48	Sprinkler System - Parkade	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
49	Parkade Overhead Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
50	Parkade Make Up Air	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,893	\$ -
51	Sump Pump	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,202	\$ -	\$ -	\$ -
52	Parkade Exhaust Fan	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
53	Parkade Gas Monitor System	\$ -	\$ -	\$ -	\$ 9,961	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
54	Parkade Ramp Glycol Loop	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
55	Tekmar Controller	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,020	\$ -
56	Wheelchair Lift	\$ -	\$ -	\$ -	\$ 15,565	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
57	Electric Gates	\$ -	\$ -	\$ -	\$ 24,073	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
58	Stairs - Paint	\$ -	\$ 2,878	\$ -	\$ -	\$ -	\$ -	\$ 3,502	\$ -	\$ -	\$ -
59	Retaining Wall - Refurbishment	\$ 4,612	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
60	Walkways	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
61	Parkade Ramp	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
62	Parkade Railings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
63	Parkade Railings - Paint	\$ -	\$ -	\$ -	\$ 901	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
64	Asphalt	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
65	Fencing - Chain Link	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
66	Fencing - Anodized Aluminum	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
140	Contingency	\$ 34,737	\$ -	\$ -	\$ -	\$ -	\$ 34,737	\$ -	\$ -	\$ -	\$ -
Future Dollars		\$ 312,838	\$ 2,878	\$ -	\$ 736,863	\$ 29,833	\$ 201,556	\$ 7,704	\$ 111,678	\$ 154,081	\$ 68,193