DEPRECIATION REPORT

Located at:
1010 Chilco Street, Vancouver, BC



Prepared For:
Strata plan VAS1694 The Chilco Park
c/o C&C Property Group

Attention:
Mr. Adil Moru, Strata Manager
E: adil@cccm.bc.ca
March 8, 2022

Prepared by:
i3 Building Science & Consulting Inc.
949 Sherwood Avenue
Coquitlam, BC V3K 1A9

T: 604-553-4984
Email: info@i3bsc.com

TABLE OF CONTENTS

1. INTRODUCTION 3
1.1. Site Description 4
2. ANALYSIS CRITERIA 5
2.1. Inputs 5
2.2. Defined terms 6
3. COMPONENTS DESCRIPTION. 6
3.1. Site Components 7
3.2. Building Enclosure Components 9
3.3. Interior Components 22
3.4. Mechanical Components 25
3.5. Electrical Components 35
3.6. Engineering 41
4. CASH FLOW SCENARIOS 42
5. APPENDICES 44
6. REFERENCE DOCUMENTS 46
6.1. Documents Reviewed 46
6.2. Excerpts from the The Chilco Park Consolidated By-Laws 46
7. LIMITS OF LIABILITY 47

1. INTRODUCTION

i3 Building Science and Consulting Inc. was retained by the owners of Strata Plan VAS1694 to prepare a Depreciation Report for the common property components located at 1010 Chilco Street, Vancouver BC.

This study is intended for the exclusive use of our client. The use of the information obtained within this study by another party is not intended, and therefore, we accept no responsibility for such use.

A Depreciation Report, also known as a Reserve Fund Study in other parts of Canada, is a planning tool that enables strata corporations to look into the next 30 years of their buildings' life. It gives the owners a clear understanding of what the strata is responsible for maintaining and renewing when those components and assets require significant maintenance or replacement. Also, a cost estimate of each item is provided for budgeting purposes.

The report contains an inventory of all common property and common assets of the Strata. It identifies the property or assets that are the responsibility of individual owners to maintain, repair or cover the cost. Site visits are conducted to review the common property to provide the life expectancy of each component.

The real issue facing most strata corporations is future costs. Thus, this report includes the projected cost of maintaining components and provides three funding models.

This report could help the owners conduct proper long-term planning and create annual operating plans for maintenance actions.

1.1. Site Description

The property is located on the southeast side of Chilco St., and southwest side of Nelson St., Vancouver BC. The location of the property is shown in Figure 1.

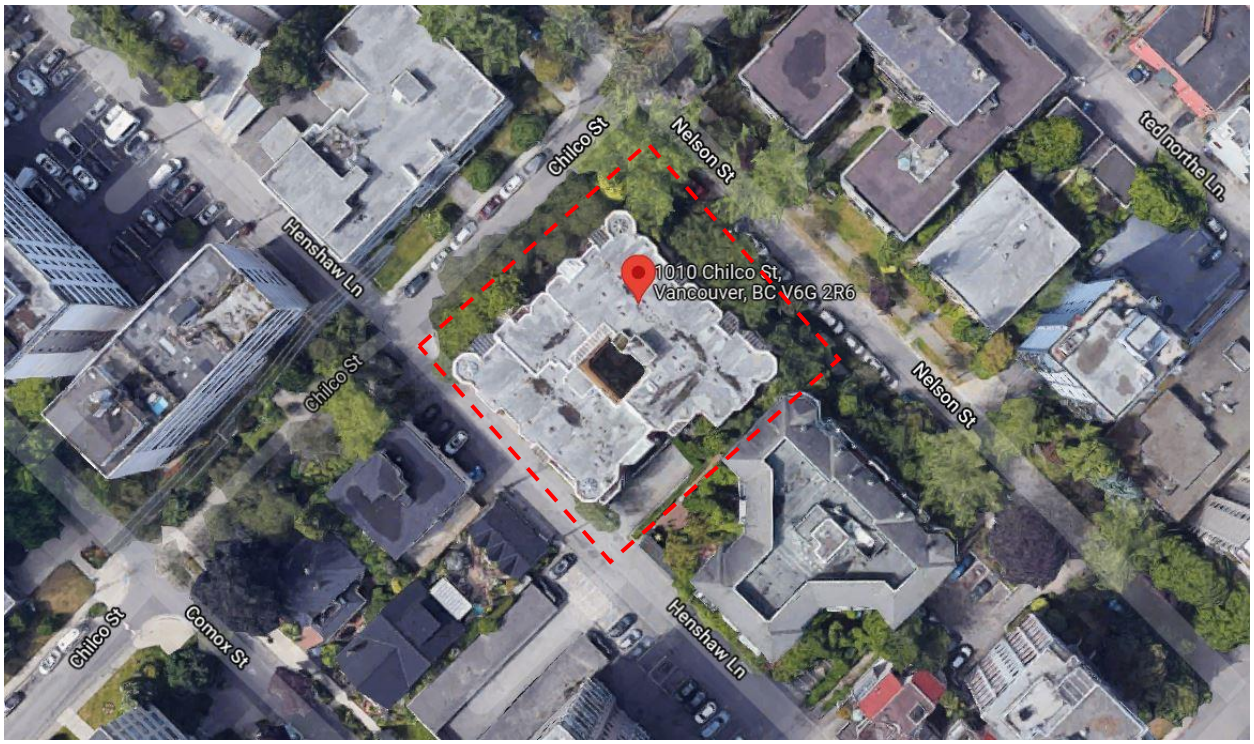


Figure1. Plan view of The Chilco Park

This complex located at 1010 Chilco Street, Vancouver, BC, consists of forty-four (44) residential units, built over an underground parking garage. The development is approximately thirty-three (33) years old, with construction completed circa 1986.

The development's legal description is detailed in Strata Plan of Lot "C", Block 69 D.L 185 plan 20888. For the purpose of this study, the legal description of the location of each unit boundary and the legal definition of the common elements is taken to be that as described in the Strata Plan and Strata Property Act.

Excerpts from the Strata Property By-Laws, which have a bearing on the assessment of common element expenses and the division of responsibility between the corporation and the unit owners concerning the items of maintenance and repair work, are included in Section 6.0 of this report.

2. ANALYSIS CRITERIA

2.1. Inputs

This report has been provided considering several inputs. Some of the inputs are given, and some are assumed. The following table is provided to summarize the inputs:

INPUTS	DESCRIPTION/VALUE
Given:	
Present reserve balance	$ 93,000.00
Total annual budgeted contribution	$ 73,000.00
Assumed:	
Average reserve fund rate of return	1.5%
Assumed annual inflation rate	2.9%
Construction cost	As per Building Construction Cost Date/our opinion of construction cost on similar projects.
Life expectancy	Based on technical literature of manufacturers/our experience
Remaining life expectancies	Based on an assessment made during the visual review

The financial statements in January 2022 states that the closing balance of the Contingency Reserve Fund was $93,000.00, which is presented in Appendix C.

The assumed interest rate of **1.5%** is an average of the 5-year GIC interest rates monitored by the Bank of Canada over the last three years.

The assumed expenditure inflation rate of **2.9%** is an average of the cost of construction work since 1992. Wherever reasonable, we have adjusted the costs to match the corporation's experience and used this rate to project forward for future replacements. Experience has shown this rate to be highly variable. Therefore, we caution that actual major repair and replacement costs are subject to competitive tendering based on professionally prepared specifications, resulting in costs very different from predictions based on this rate of change.

Following assumptions are also considered:

- We are assuming that repairs required due to accidents or "Acts of God" (flood, fire, etc.) are covered by insurance.
- Standard building materials purchased will be used at the contractor's list price.
- Current construction techniques will be used in the replacement or repair of building components.
- The quality of construction will be in accordance with the current edition of the British Columbia Building Code.

- The threshold reporting level for this report is $2,000.00. Replacement, repair, and maintenance items with estimated cost of $2,000.00 or less are assumed to be funded from Annual Operating Budget.

2.2. Defined terms

The following defined terms are considered in order to describe the condition of each item:

- **Good**: Performing as intended, no noted visual major defects, new building/complex or recently replaced/renovated, assembly/component.
- **Fair**: Function and operation exhibiting wear or minor deterioration; normal maintenance frequency.
- **Poor**: Function and operation failing; significant deterioration and distress observed, and increased maintenance attention required.
- **Failed**: Significant deterioration and distress observed; renewal or replacement is required in short term.
- **N/A**: Not Applicable.

3. COMPONENTS DESCRIPTION.

This section explains the items included in this study. A brief description of each item is also provided.

Visual examinations of the following components were carried out:

- Roofing Systems;
- Exterior Cladding, Windows, Doors and Caulking Materials;
- Foundations and Basements (where exposed);
- Exterior Pavements;
- Mechanical and Electrical Systems;
- Parking Garage;
- Structural Frame (where exposed);
- Interior Finishes.

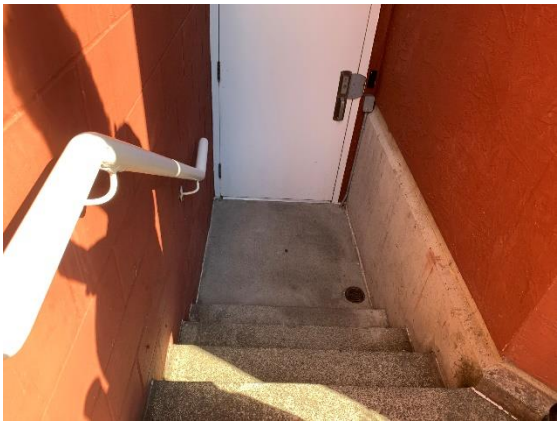
The common element components have been divided into a number of items under each of the following headings, as detailed in Appendix A and B:

- Site Components
- Building Enclosure Components
- Interior Components
- Mechanical Components
- Electrical Components

3.1. Site Components

Item 1. Exterior Handrail and Guardrail (Aluminum and Metal) – Replacement
Item 2. Exterior Handrail and Guardrail (Aluminum and Metal) – Repair





Location:

Entrance stair, exterior stair and along the garage access ramp walls.

Description:

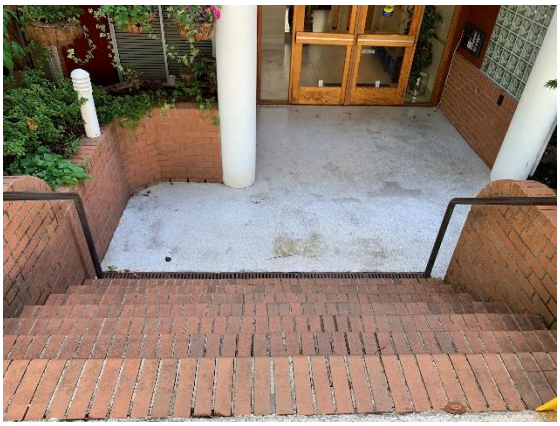
This item includes an allowance for as needed repairs/replacement of the metal handrails and guardrails (railings) etc.

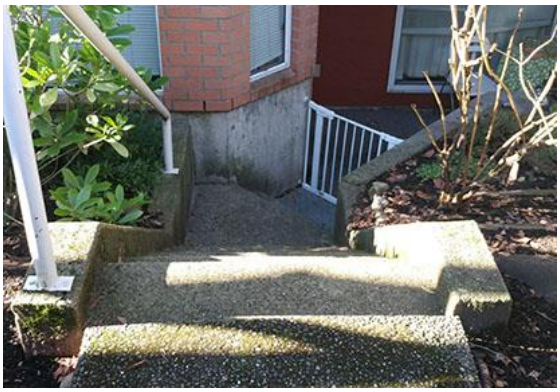
The bottom of the vertical pipes for the handrails on both sides of the main entrance stairs were observed as being split. These two handrails require replacement.

Condition:

Good.

Item 3. Retaining Walls (Concrete/Brick) – Targeted Repair





Location:

Various locations throughout the complex.

Description:

This item includes repair of the concrete retaining walls.

Condition:

Good.

Item 4. Garage Access Ramp (Surface) – Repair



Location:

Underground access ramp.

Description:

This item includes replacement/repair of the concrete pavement forming the garage access ramp surface.

A longitudinal crack was observed on the ramp.

Condition:

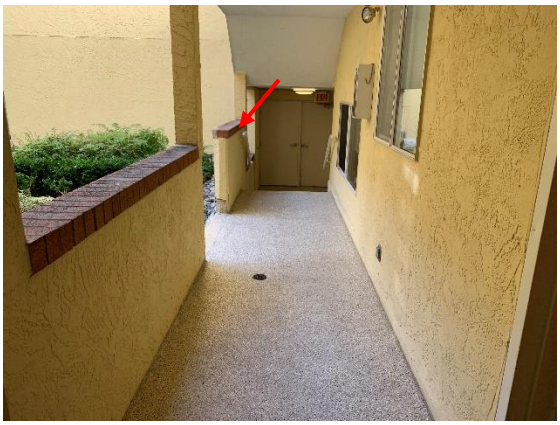
Fair.

3.2. Building Enclosure Components

Item 5.	Above Garage Exterior Suspended Slab Waterproof Membrane – Replacement
N/A	**Location:** Above garage entrance. **Description:** This item includes replacement of the waterproofing membrane installed to the exterior concrete suspended slab surface above garage entrance which would be the garage roof deck. Exterior suspended slab areas and perimeter of the building over the parking garage. Also included is the removal and replacement of overburden materials that consist primarily of landscaping elements (soil and sod), concrete and interlocking pavements, and an allowance for possible related concrete repairs to the suspended concrete slab. An allowance has been added in item 68 for preparing the specification documents for the membrane replacement project. **Condition:** Good / Fair.

Item 6. Above Garage Courtyard Exterior Suspended Slab Waterproof Membrane – Replacement
Item 7. Above Garage Courtyard Exterior Suspended Slab Waterproof Membrane – Repair





Location:

Above Garage Courtyard Slab Waterproofing Areas.

Description:

This item includes replacement exterior courtyard suspended slab waterproofing membrane and related repairs.

Also included is removal and replacement of overburden materials as applicable that typically consist of landscaping elements (soil and sod), gravel and or toppings etc., and an allowance for possible related concrete repairs to the concrete suspended slab.

A $3,000 allowance has been provided to install a flashing on top of the parapet wall that separates the courtyard from the ground floor walkway

Condition:

Good.

Item 8. Garage – Localized Repair





Location:

Garage.

Description:

Water ingress, water stains and effloresce has been observed at the concrete walls near parking space 26 on P1. This water seeps through the floor slab and manifests itself near parking space 58 on P2. Water ingress has also been observed to the right of parking space 58. Reports from Council members indicate that there has been no change to the current conditions, such as increased water ingress or spalling, observed for as long as anyone can remember. Council has committed to monitor the conditions and report any changes in advance of the next DR update in 2025.

Item 68 includes an allowance for monitoring the cracks and water ingress at the parkade to create a proper maintenance/repair action plan.

Condition:

Fair.

Item 9. Roofing (SBS membrane) – Replacement
Item 10. Roofing (SBS membrane) – Localized Repair





Location:

Main roof.

Description:

This item includes the replacement of the 2-ply SBS modified bitumen sheet membrane with the cap flashing.

The roof membrane was replaced in 2001 and was observed in fair condition with some localized deficiencies. Sealant replacement at exhaust vents, and deficient locations was conducted in 2019. Water ponding was observed at several locations. Additionally, it was observed water was trapped between the substrate and the waterproofing membrane. Also, it was brought to our attention the rusted metal of the roof vents.

Item 10 includes an allowance for some localized repairs. During the review water was observed trapped between the substrate and the waterproofing membrane above Unit #405, as pictured in the photo.

All the costs for the items 9, 11, 12 & 13 have been included in item #9 and the replacements will be conducted at the same time in 2031.

Item 68 includes an allowance for preparing the specification documents.

Condition:

Fair / Poor.

Item 11. Roofing (Eaves troughs & Downpipes) – Replacement



Location:

Main roof.

Description:

This item includes the replacement of the aluminum eaves troughs (gutters) and downpipes located at the outside walls and or perimeter details as applicable.

The replacement cost of this item has been included to item #9

Condition:

Good.

Item 12. Roofing (Skylights) – Maintenance





Location:

Buildings' roof.

Description:

This item includes maintenance of the skylight assemblies located at main roof levels, including installing new caulking material. During the review, units were observed with the skylight glass broken. The sealant of the skylights was replaced in 2019

Unit 409 – The skylight glass was observed broken.

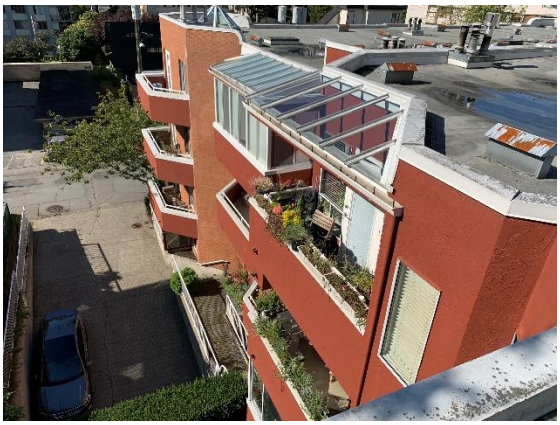
The replacement cost of this item has been included to item #9

Condition:

Fair / Poor.

Item 13. Glazed Skylight Canopies Over and on Exterior Walls – Replacement





Location:

Enclosed balconies.

Description:

This item includes the replacement of the skylight and glazed canopy assemblies located on the exterior, including the installation of new caulking material. Below is listed some observations of the condition of the assemblies enclosing the balconies

Unit 401 – No deficiencies observed at this time

Units 402, 403, 404, 406 & 409 – Glass broken, condensation problems observed

Units 405, 406, & 408 – Sealant failure. The gasket needs to be replaced.

The replacement cost of this item has been included to item #9

Condition:

Fair.

Item 14. Doors – Overhead Garage – Replacement



Location:

Garage access

Description:

This item included replacement of the aluminum overhead door providing access to the parking garage.

Condition:

Good.

Item 15. Doors – Main Entrance – Replacement



Location:

Building's main entrance

Description:

This item includes the replacement of the glazed wood door assemblies installed at the main entrance. We were informed that the replacement of the wood door is scheduled for 2022.

Condition:

Poor.

Item 16. Doors – Fire Exit – Replacement



Location:

Hallways on each level between stack 09 and 10

Description:

This item includes the replacement/ maintenance of the various fire exit doors on each level. Due to the current condition of the doors, a replacement plan is scheduled for 2022 and 2023

Condition:

Poor.

Item 17. Doors – Balcony & Ground Floor Patio – Replacement





Location:

Doors providing access to the balconies and decks

Description:

This item includes replacing the swing door assemblies providing access to residential balconies and patios, including door screens and installing new caulking. This item does not include the replacement of the doors of the enclosed balconies:

The following units have enclosed balconies 203, 204, 205, 209, 210, 211, 302, 303, 308, 309, 310, 311, 401, 402, 403, 404, 406, 408, 409, 411.

Condition:

Good.

Item 18. Windows – Replacement







Location:

On the exterior walls throughout the complex.

Description:

This item includes the replacement of the window assemblies that consist of non- thermally broken aluminum window units including both double-glazed sealed fixed glass and operable window units, including the installation of new caulking material and/or replacement of metal/ aluminum spandrel panels that form part of the window assemblies.

This item also includes the cost for the recladding of the cladding systems and balcony membrane repairs.

Cladding and Replacement Windows is a significant building upgrade and maintenance requirement, potentially and tentatively scheduled for 2041, to address progressive aging of the building façade and window infrastructure. This particular type (and age, mid 1980's) of condominium structure has a 50-60 year± service life and the brick/stucco façade must ultimately be replaced to maintain the integrity of the building. Given the magnitude of this work, it would be appropriate to also renew the windows at that time, for efficiency purposes. The tentative year of replacement (suggested 2041) is estimated (at this time) based on the current visually observed condition of the cladding, comparison with similar other buildings, as well as technical relevant literature regarding average service life for various cladding assemblies, however, the final year of replacement will be decided by the Owners at a future date, based on future testing and real aging of the current cladding, as well as their financial situation at that future date. At the time of replacement, there is the potential to conduct this program in phases, over several years, but this would be a matter of convenience, not overall cost savings. The next Depreciation Report in 2025 would address this task further. The current $3M working budget for 2041 is an estimate (present value) only, but may be used for present planning purposes. The suggested year



of replacement will be continuously re-assessed (with each iteration of future Depreciation Reports) and become more accurate as it gets closer to the replacement date. Specialized testing and a building envelope condition assessment could be conducted, as time gets closer to the end of the estimated service life of the cladding, to ascertain with more accuracy the remaining service life of the existing cladding, the costs, and options for replacement.

Condition:

Fair.

Item 19. Sealants (Caulking Materials) - Replacement



Location:

Exterior Walls throughout the Complex.

Description:

This item includes replacing the caulking material located at the perimeter of windows and doors, at applicable, related wall cladding assemblies, and along joints between dissimilar cladding, trims and or details.

Also, the replacement of glazing sealant material located between sealed (fixed glass) window units and their surrounding window frames and around individual glass units that forms the sashes of the operable window units, all as applicable and related to this building. This work includes power washing.

A general exterior maintenance program was conducted in 2020. Some of the Units where localized sealant replacements were performed are as follows: Units 101, 111, 407, and 410.

Condition:

Good.

Item 20. Cladding (Stucco System)
Item 21. Cladding (Brick Veneer)



Location:

Exterior walls throughout the complex.

Description:

This item includes complete replacement of the stucco cladding and brick veneer system installed on the exterior walls with new and related detailing. It also includes the replacement of the exhaust fan covers on the exterior walls of the units. – The replacement of the cladding systems is scheduled in conjunction with the replacement of the windows and balcony membrane repairs in 2041.

Condition:

Good.

Item 22. Deck/Balcony (Membrane)



Location:

Decks and balconies throughout the complex.

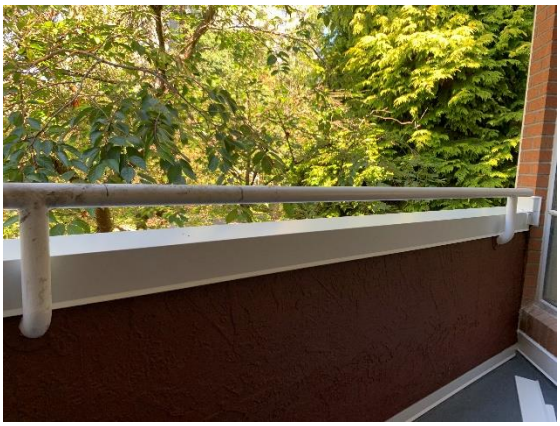
Description:

This item includes replacing the waterproofing membrane applied over the wood balcony assembly. Sixteen (16) balconies are not enclosed and will require membrane replacement. Three balconies (units 201, 202, and 410) have a liquid applied membrane. The other balconies have a vinyl membrane. – The strata have a membrane replacement plan for the following eight (8) years to replace the waterproofing membrane of 12 balconies. The waterproofing membrane has been replaced on 4 balconies. The membrane replacement of all balconies will be finished by 2029. It should be noted that the 07 stack corner units have two balconies which are included in the total count of 16 balconies.

Condition:

Good / Fair.

Item 23. Balconies (Guardrail) – Replacement



Location:

Balconies of the units.

Description:

This item includes the maintenance of the aluminum frame guardrail system of the 16 balconies that are not enclosed. Maintenance of this components will be required at some time. It is recommended to conduct localized replacements as needed when related balcony work is conducted.

Condition:

Good.

Item 24. Balcony Soffit – Replacement



Location:

Underside of balconies.

Description:

This item includes the replacement of the stucco soffits. Soffit of units 201, 205, 206, 207 (south balcony), 209, 306, 308, 309, 401, 404, 405,

Condition:

Good.

Item 25. Exterior Walls – Maintenance



Location:

Courtyard and exterior walls.

Description:

This item includes repainting of the courtyard walls and exterior maintenance of the cladding which consists of pressure washing of the exterior walls, and sealer application on brick walls. Generally, exterior paintings are subject to aesthetic consideration.

The strata performed a general exterior maintenance in 2020 which consisted of pressure washing of the exterior walls and brick sealer application. The building was painted in 2014.

Condition:

Good.

3.3. Interior Components

Item 26. Lobby Finishes & Furnishings – Replacement



Location:

Lobby.

Description:

This item includes replacement of the floor, wall and ceiling finishes and the furnishings in the entrance vestibule and lobby.

Condition:

Good.

Item 27. Elevator Cab Interior Finishes – Maintenance



Location:

Elevator.

Description:

This item includes upgrade of the floor, wall and ceiling finishes in the elevator.

Condition:

Good.

Item 28. Stairwell Finishes – Painting – Replacement
Item 29. Stairwell Finishes – Carpet Flooring, and Railings – Replacement



Location:

Stairwells.

Description:

This item includes repainting the surfaces in the stairwells that are presently painted and/or replacing handrails installed within the stairwells. Also included is the replacement of carpet installed on the stairs and landing surfaces. The stairwells finishes were replaced in 2010. This work included the painting and carpet replacement.

Condition:

Good.

Item 30. Corridor Finishes (Interior) – Total Refurbishment
Item 31. Corridor Finishes (Breezeway) – Total Refurbishment





Location:

Throughout the common interior areas of the building.

Description:

This item includes refurbishing the finishes in the interior corridors and breezeways. The refurbishing includes painted walls, ceilings, and carpeting on the floors or epoxy membrane.

Condition:

Good.

Item 32. Corridor Finishes – Suite Entrance Doors – Replacement
Item 33. Corridor Finishes – Suite Entrance Doors (Hardware) – Replacement



Location:

Suite's entrance.

Description:

This item includes the replacement of the wood doors installed at unit entrances and/or the suite door closers.

Condition:

Good.

Item 34. Common Doors & Hardware



Location:

Throughout the interior common areas of the building.

Description:

Replacement of all interior common area doors and various types of door hardware, including the doors to the stairwells and service rooms.

Condition:

Good.

3.4. Mechanical Components

Mechanical equipment requires on-going maintenance. It is assumed for the purposes of this Reserve Fund Study that the equipment is reasonably maintained, and that it is not neglected.

Some mechanical equipment has virtually an indefinite life if parts are replaced one at a time as they wear or break. As with a car that may be kept going for years and years by maintenance and replacement of parts, there comes a time when the equipment gets beyond its useful economic life or requires a major overhaul.

Except as noted herein, it is assumed that maintenance items such as cleaning, filter replacement, belts, bearings, valve replacement, adjustments, minor painting, minor insulation repairs and other similar activities are part of the annual maintenance budget.

Items included in the Reserve Fund include replacement of valves, pumps, motors, piping, heat exchangers, louvres, and all major reconditioning of equipment.

System upgrades are generally not included.

It should be noted that many of the categories are an aggregate of the related equipment and as such, all equipment would not necessarily be replaced at once but repaired and replaced over a number of years, as necessary. The replacement cost and percent replacement figures in Table 1 represent the anticipated average of a series of smaller repairs.

Item 35. Drainage - Sanitary System	
N/A	**Location:** Throughout the complex. **Description:** This item includes extensive repairs to the drainage plumbing stacks and exposed drainage piping when the system is forty (40) years old. The sanitary system includes all piping and appurtenances such as pipe supports, traps and clean-outs used to convey sewage waste from fixtures such as water closets, lavatories, sinks, showers, and floor drains to the municipal sewer system. It also includes all necessary repairs to the interior finishes as a result of any destructive work required to access the plumbing stacks but does not include special finishes or painting. This item does not account for maintenance items such as sanitary power flushing of risers. **Condition:** Fair.

Item 36. Drainage - Storm System	
N/A	**Location:** Throughout the Complex. **Description:** This item includes extensive repairs to the system risers when the system is forty (40) years old. The storm system includes all piping and appurtenances such as pipe supports and clean-outs used to convey storm water from the roof drains and exterior area drains to the municipal sewer system including manholes, catch basins, street drains and area drains. **Condition:** Fair.

Item 37. Drainage -Sump Pumps – Replacement



Location:

Garage.

Description:

This item includes replacement of the sump pumps used to discharge effluent collected in the sump pits.

It also includes replacement of the controllers including all auxiliary devices such as float switches, relays, etc. used to operate the sump pumps.

Condition:

Good.

Item 38. Domestic Water – Reduced Principal Backflow Preventer



Location:

Mechanical room.

Description:

This item includes replacement of the main incoming water supply backflow preventer and PRV station.

Condition:

Fair.

Item 39. Domestic Water – Cold and Hot Water Piping, Risers & Recirculation	
N/A	**Location:** Throughout the complex. **Description:** This item includes replacement of the common element components of the domestic water lines as isolation valves and check valves serving the cold and hot water distribution systems and shut-off valves. It also includes all necessary repairs to the interior finishes as a result of any destructive work required to access domestic water lines for serving the fixture units throughout the complex. The re-piping, boiler and hot water storage tank replacement was conducted in 2008. We anticipate the service life of the system to be 50 years and to be replaced in 37 years. Therefore, the replacement of this system would be required in 2058. **Condition:** Fair

Item 40. Domestic Water – Hot Water Boilers – Replacement



Location:

Mechanical Room.

Description:

This item includes complete replacement of the one (1) Raypak 500MBH gas-fired boiler and associated vent flue stacks.

It also includes reconnection to distribution piping, gas piping and all necessary wiring and reconnection to system controls as required to commission the boilers. The boiler was replaced in 2008

Condition:

Fair.

Item 41. Domestic Water – Hot Water Storage Tank – Replacement



Location:

Mechanical Room.

Description:

This item includes replacement of the two (2) vertical 120-gallon storage tank used to store heated water for domestic use.

It also includes all necessary piping modifications to connect the new storage tanks with the existing supply and return piping mains. The hot water tanks were replaced in 2008.

Condition:

Fair.

Item 42. Domestic Water - Distribution Systems Valves	
N/A	**Location:** Throughout the complex. **Description:** This item includes replacement of the isolation valves and check valves serving the hot and cold-water distribution systems. It also includes pressure regulator valves that are not part of the booster pump package. The upgrade of the cold and hot water distribution system in 2008 included the replacement of the distribution system valves. **Condition:** Fair.

Item 43. Domestic Water – Shut-off Valves – Replacement	
N/A	**Location:** Throughout the complex. **Description:** This item includes replacement of the isolation valves and check valves serving the hot and cold-water distribution systems. These valves were replaced in 2008. **Condition:** Good.

Item 44. Heating/Cooling – Circulation Pumps



Location:

Mechanical Room.

Description:

This item includes replacement of the three (3) fractional inline circulation pumps serving the domestic hot water heating and distribution systems, and the recirculation pumps.

Condition:

Good.

Item 45. Ventilation Garage – Replacement



Location:

As noted below.

Description:

This item includes replacement of the exhaust fans in service rooms such as the garbage room, electrical room, elevator machine room and locker rooms, and the wall mounted propeller fans in the parking garage.

It also includes replacement of the motor controllers and minor wiring repairs as required to commission these units.

This item does not account for replacement of louvres or dampers.

Condition:

Good.

Item 46. Ventilation – Garage Carbon Monoxide Detection System – Replacement



Location:

Parking garage.

Description:

This item, which activates the garage exhaust system, includes complete system replacement of the central control and each common monoxide detection "station", including sensors, some wiring, conduit, and control panel interconnection.

Condition:

Good.

Item 47. Fire – Sprinkler/Standpipe Systems and Air Compressor – Replacement



Location:

Mechanical room.

Description:

This item includes replacement of isolation valves, check valves, flow switches etc., and some repairs to the sprinkler and standpipe piping within the building.

There is one dry sprinkler system for the parking garage and lockers and there is no wet sprinkler system within the building.

Condition:

Good.

Item 48. Miscellaneous – Irrigation System – Replacement



Location:

Parking garage and exterior landscape.

Description:

This item includes replacement of the irrigation control system, valves, sprinkler heads and some piping repairs.

Annual maintenance of the irrigation system is covered in the annual operating budget.

Condition:

Fair.

Item 49. Miscellaneous – Overhead Door Mechanical/Electrical Equipment



Location:

Parking garage.

Description:

This item includes replacement, re-manufacturing and major overhaul of mechanical equipment such as motors, drive mechanisms and controls serving the overhead garage door.

Condition:

Good.

Item 50. Miscellaneous – Natural Gas Piping	
N/A	**Location:** Throughout complex where applicable. **Description:** This item includes replacement of the piping used to distribute natural gas to the mechanical room, as applicable **Condition:** Good.

3.5. Electrical Components

Item 51. Electrical – High Voltage Switch Gear – Replacement
Item 52. Electrical – High Voltage Switch Gear – Preventive Maintenance



Location:

Electrical Room.

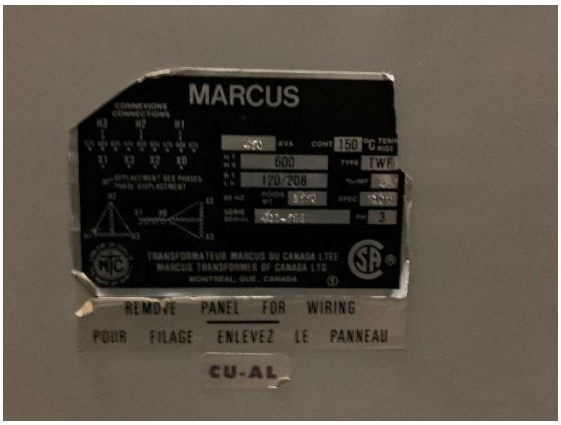
Description:

This item includes replacement of the main service disconnect service switch, and all distribution fused disconnects and switch gear. An allowance in include in item 52 for preventive maintenance.

Condition:

Fair.

Item 53. Electrical – High Voltage Transformer – Replacement



Location:

Electrical Room.

Description:

This item includes replacement of the dry step-down transformers used to convert 600volts to 120/208volts for house and suite use.

Condition:

Fair.

Item 54. Electrical - Panels & Subcircuits



Location:

Electrical Room.

Description:

This item includes replacement of breaker panels, sub-circuit distribution panels, and fused disconnects for all electrical and mechanical equipment.

Condition:

Good.

Item 55. Lighting – Interior Common Area – Replacement



Location:

Throughout the building.

Description:

This item includes replacement of lighting fixtures in the corridors and stairwells, and lighting in the service and storage rooms. The fixtures of the interior hallways and breezeways are different.

Interior lighting is often changed as a matter of fashion or energy upgrades before the fixtures actually require changing. Twenty-five (25) years of life has been chosen to account for this. The replacement of the fixtures was conducted in 2010.

This item does not account for replacement of lamps that should be accounted for in the maintenance budget.

Condition:

Fair.

Item 56. Lighting – Garage – Replacement



Location:

Throughout the garage.

Description:

This item includes replacement of the dual T12 lighting fixtures in the parking garage, and an allowance for some wiring repairs

Condition:

Fair.

Item 57. Lighting – Exterior



Location:

Throughout the complex.

Description:

This item includes and allowance for as-needed replacement of exterior light fixtures installed on the planter walls, exterior walls, and soffits. This fixtures were replaced in 2017.

Condition:

Fair

Item 58. Fire – Fire Alarm / Annunciator



Location:

Lobby.

Description:

This item includes replacement of the fire alarm control panel, annunciator panel, all initiating audible devices and an allowance for wiring repair. The panel was replaced in 2020.

Condition:

Good.

Item 59. Emergency Power – Battery Lighting



Location:

Throughout the complex.

Description:

This item includes replacement of the emergency lighting and battery pack fixtures. On-going replacement of fixtures is conducted as needed.

Condition:

Good.

Item 60. Security – Access Card System

N/A

Location:

Throughout the complex.

Description:

This item includes replacement of the access card/fob entry system. An allowance is also included for some wiring repairs.

Condition:

Good.

Item 61. Security – Enterphone System.



Location:

Main Entrance.

Description:

This item includes complete replacement of the enterphone system used by visitors to contact residents from outside of the main lobby, but does not include for a system upgrade.

Condition:

Fair.

Item 62. Automatic Swing Door Opener

N/A

Location:

Main Entrance Door.

Description:

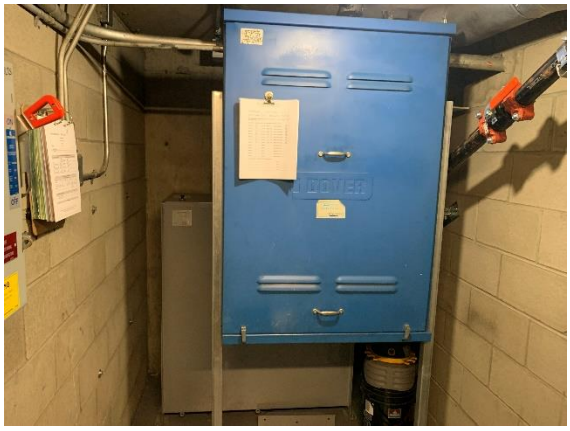
This item includes complete replacement of the two automatic swing door openers installed on the main entrance door.

Condition:

Good.

Item 63. Elevator – Hydraulic
Item 64. Elevator – Push Button Fixture – Replacement
Item 65. Elevator – Controller – Replacement





Location:

Elevator machine room.

Description:

The building is serviced by one hydraulic passenger elevators.

Elevators require annual certification of the entire system, and many of the sub-components such as brakes, speed governors, etc. are replaced as part of regular maintenance. However, there comes a time where the equipment is deemed outdated and the components are not readily available, at which time a complete modernization of the controls, hydraulics, and hallway call stations is required.

This item includes replacement, re-manufacturing and major overhaul of major mechanical equipment, including controls, pumps and cylinder, and oil cooler unit.

Condition:

Fair.

3.6. Engineering

Item 66. Report Update

This item includes an allowance for Professional Fees associated with updating the Deprecation Report every three years.

Item 67. Engineering (Assessments, reviews, Specifications, etc)

This item includes an allowance for Professional Fees associated with engineering assessments, reviews, specifications, etc.

The allowances are only an estimate and may vary based on the specific service and hours spend in projects. Some allowances have been included as follows:

- 2022 – An allowance of $2,400 have been included for conducting the review of the building envelope details at the balconies scheduled for membrane replacement. It also includes the review and investigation related to water ingress in the balcony and skylight of Units 310 & 107. Also, an allowance of $5,500 has been included for the engineering costs associated to the balcony membrane replacement project schedule for 2022.
- 2023 & 2024 – An allowance of $1,200 has been included for monitoring the water ingress in the parkade to gather information and proposed a feasible solution.
- 2031 – An allowance of $9,000 has been included for preparing the Specifications documents for the roof membrane replacement and related work.
- 2039 – An allowance of $7,500 has been included for preparing the specification documents for replacing the waterproofing membrane installed above the parkade. This includes the waterproofing membrane on the courtyard.

Note: These fees do not include the costs associated to the Building Permit Application and document preparation required by the city for each project. As the city requirements will only be known during the application process, this work would be charged based on hourly rates.

Item 68. Contingency for Construction Projects

It is reasonable to consider an allowance for unforeseen items during construction projects. An allowance of 8% is considered as a contingency for this matter.

4. CASH FLOW SCENARIOS

Three cash flow scenario tables are provided in Appendix C. These cash flow projections are based on the assumed interest and inflation rate as per Section 2.1. The tables are provided with the goal of having sufficient funds available for major repairs and replacement. The starting total annual contribution is given from the latest estimated annual budget. The starting opening balance is given in the latest financial statement. We have assumed that approximately $1,000.00 annual closing balance per unit is a safe budget.

The following table provides a summary of three scenarios.

Scenario 1		Amount	Year
This scenario is based on current contributions and assumed that there would be 7 increases throughout the 30-year period. In order to meet the larger project budgets, a special levy of $490,000 will be implemented in 2031 to cover the roofing membrane replacement & elevator modernization. Another special levy of 96% of the expense will be implemented to cover the recladding of the building including windows and membrane repairs.	**Minimum Balance**	**$ 41,824**	**2023**
	Total Special Levies	**$ 6,270,000**	**Refer to Appendix C**
	Contribution Increase (%)	**10.0%**	**Every third year between 2023 & 2041**

Scenario 2		Amount	Year
This scenario is based on current contributions and assumed that there would be 7 increases throughout the 30-year period. In order to meet the larger project budgets, a special levy of $430,000 will be implemented in 2031 to cover the roofing membrane replacement & elevator modernization. Another special levy of 95% of the expense will be implemented to cover the recladding of the building including windows and membrane repairs.	**Minimum Balance**	**$ 43,295**	**2023**
	Total Special Levies	**$ 6,130,000**	**Refer to appendix C**
	Contribution Increase and Decrease (%)	**12.0%**	**Every third year between 2023 and 2041**

Scenario 3		Amount	Year
This scenario is based on current contributions and assumed that there would be 7 increases throughout the 30-year period. In order to meet the larger project budgets, a special levy of $200,000 will be implemented in 2031 to cover the roofing membrane replacement & elevator modernization. Another special levy of 95% of the expense will be implemented to cover the recladding of the building including windows and membrane repairs.	**Minimum Balance**	**$ 55,063**	**2023**
	Total Special Levies	**$ 5,700,000**	**Refer to appendix C**
	Contribution Increase (%)	**28.0%, 16.0%, 10.0% (3), 25.0%, & 10.0%**	**Every third year between 2022 and 2041**

5. APPENDICES

Appendix A – List of Components / Replacement Year and Cost Details.

Various components forming the common elements of the building, their life expectancy, and current replacement costs.

When reviewing these items listed below, please note the type of actions recommended, are categorized as follows:

- **Renewal**: Refers to supply and install a new assembly and/or component or apply new finishing based on like with like, allowing for changing to contemporary standards.
- **Targeted Repair**: Refers to work needed to extend the life of a component, or restore its functionality, or for partial replacements of isolated failures.
- **Maintenance**: Refers to work needed to maintain and extend the life of a component; however, the required allowance is assumed to be included in the operating budget as part of the annual maintenance plan. Therefore, there is no cost estimate associated with this work in the capital plan. These expenditures are shown in the appendix with the abbreviation "O.B." (Operating Budget).
- **Refurbishment**: Refers to work that implies a process of improvement by re-equipping and cleaning.
- **Discretionary**: Refers to a recommendation to assess to identify more accurate repair / replacement costs or timing. This is recommended explicitly before any significant renewal jobs.
- **Upgrade**: Refers to work of a more optional nature such as upgrading an assembly or component to higher standers (more efficient, higher quality, etc.). The cost of their types of work may not be included in capital planning.
- **Discretionary Renewal**: Items where the timing, scope of work and phasing is at the owner's discretion. However, the cost of their works is included in Capital Plan Budgeting.

Appendix B – Schedule of Components Renewals

Appendix C – Reserve Fund Cash Flow Scenarios (3 tables)

Details the information in Appendix A and is included for ease of understanding the expenditures that are scheduled to occur over the next thirty (30) years.

Detailed below are definitions of the terms used in the Cash Flow Table:

Opening Balance:	The amount in reserve at the beginning of each fiscal year.
Recommended Annual Contribution:	The minimum amount required to be put into reserve, to maintain a minimum reserve balance over the thirty (30) year period. This amount increases with inflation rate.
Other Contribution:	The amount that may be required by means of special assessment or financing, to carry out repairs/replacements whose costs exceed the corporation's available reserve funds.

Assumed Inflation Adjusted Expenditures:	Repair/replacement cost inflated by the assumed inflation rate.
Assumed Interest Earned:	Assumed yearly interest earned by the monies in reserve compounded monthly.
Closing Balance:	The opening balance plus revenue, less replacement costs incurred.
Percentage Increase in Recommended Annual Contribution:	The increase in the recommended contribution for each year over the previous year.
Average Monthly Increase Per Unit:	The average monthly dollar value representing the increase per unit in the recommended contribution for each year over the recommended contribution for the previous year.

6. REFERENCE DOCUMENTS

6.1. Documents Reviewed

- Strata Consolidated By-Laws
- Strata Plan VAS1694
- Financial Statement (from July)

6.2. Excerpts from the The Chilco Park Consolidated By-Laws

Division 2 - Powers and Duties of Strata Corporation

Repair and Maintenance of Property by Strata Corporation.

9. (1) The Strata Corporation must maintain and repair all of the following:

(a) common assets of the Strata Corporation

(b) common property that has not been designated as limited common property

(c) limited common property, but the duty to repair and maintain it is restricted to:

(i) repair and maintenance that in the ordinary course of events occurs less often than once a year and
(ii) the following, no matter how often the repair or maintenance ordinarily occurs:

(A) The structure of a building
(B) The exterior of a building
(C) Chimneys, stairs, unenclosed balconies and other things attached to the exterior of a building
(D) Doors, windows and skylights on the exterior of a building or that front on the common property, except for the replacement of windows because of a broken seal.

(d) a strata lot, but the duty to repair and maintain is restricted to:

(i) the structure of building
(ii) the exterior of a building
(iii) chimneys, stairs, balconies and other things attached to the exterior of a building
(iv) doors, windows and skylights on the exterior of a building or that front on the common property, except for the replacement of windows because of a broken seal and
i. fences, railings and similar structures that enclose patios, balconies and yards.

(2) If an owner wants a window replaced because of a broken seal, the owner is responsible to pay for and arrange for the replacement of the window. If an owner wants to replace a window because of a broken seal, the Council must approve the type of window, the manufacturer of the window, and the contractor replacing the window.

7. LIMITS OF LIABILITY

Information provided herein is strictly intended for the use of Strata Corporation VAS1694. The results and information will not be distributed to any other parties unless required by the client.

The estimated life span of the components is provided based on visual observations, manufacturer specifications and our experience. The exact time of replacement could be influenced by many factors that may not be considered within this study. The cost estimates presented in Appendices A, B and C are preliminary only at this time, since the exact scope of work, areas of repairs and final construction details and materials of choice are not known at this time. The provided cost estimates should only be considered as order of magnitude. It is only provided to predict the required fund for the given project.

Estimates that are more precise could be obtained only when Specification Documents/ Bid Documents are prepared and when competitive prices are obtained from qualified contractors.

Please feel free to contact us if you have any questions or concerns regarding the content of this report.

i3 Building Science and Consulting Inc. (**Permit to practice 1000828)**

Per:

Daniel Espinosa, B. Eng.
Project Consultant
daniele@i3bsc.com

Reviewed by:

PROFESSIONAL ENGINEER PROVINCE OF BRITISH COLUMBIA G. I. CRUDU # 37889

Iulian Crudu, P.Eng.
Senior Consultant
iulianc@i3bsc.com

Appendix A: List of Components / Replacement Year and Cost

File No.: CCP-001-21-B
LMS1694 - Chilco Park - 1010 Chilco Street

Item Number	Common Element Component	Year of Acquisition / Upgrade	Present Age	Typical Life	Estimated Life Remaining	Year for Replacement or Major Repair	Present Replacement Cost ($)	Corporation's Share	Percent of Replacement Cost	Corrected Present Replacement Cost ($)
	Site Components:									
1	Exterior Handrail and Guardrail - Replacement	1987 2019	2	40	38	2059	14,432	100%	100%	14,432
2	Exterior Handrail and Guardrail - Repair	1987 --	34	10	1	2022	5,306	100%	25%	1,327
3	Retaining Walls - Concrete - Repairs	1987 --	34	20	13	2034	16,979	100%	25%	4,245
4	Garage Access Ramp - Surface - Repair	1987 --	34	varies	1	2022	3,714	100%	100%	3,714
	Building Enclosure Components:									
5	Above Garage – Exterior Suspended Slab Waterproof Membrane & Related Work - Replacement	1987 --	34	36	18	2039	160,000	100%	100%	160,000
6	Above Garage – Exterior Suspended Slab Waterproof Membrane & Related Work for Courtyard Area - Replacement	1987 2016	5	25	28	2049	63,672	100%	100%	63,672
7	Above Garage – Exterior Suspended Slab Waterproof Membrane & Related Work for Courtyard Area - Repair	1987 2016	5	12	1	2022	3,000	100%	100%	3,000
8	Garage - Localized Repairs	1987 --	34	10	3	2024	2,500	100%	100%	2,500
9	Roofing - SBS membrane - Replacement	1987 2001	20	25	10	2031	298,583	100%	100%	298,583
10	Roofing - SBS membrane - Localized repair	1987 2001	20	-	1	2022	6,700	100%	100%	6,700
11	Roofing (Eaves troughs & Downpipes) - Replacement	1987 --	34	36	10	2031	0	100%	100%	-
12	Skylights (on roof) - Maintenance	1987 2019	2	varies	10	2031	0	100%	100%	-
13	Glazed Skylight Canopies Over and on Exterior Walls - Replacement	1987 varies	varies	30	10	2031	0	100%	100%	-
14	Doors - Overhead	1987 --	34	22	13	2034	6,792	100%	40%	2,717
15	Doors - Main Entrance - Repalcement	1987 --	34	32	1	2022	9,000	100%	100%	9,000
16	Doors - Fire Exit - Replacement	1987 --	34	40	1	2022	8,000	100%	100%	8,000
17	Doors - Balcony & Ground floor patio - Replacement	1987 --	34	35	20	2041	26,106	100%	100%	26,106
18	Windows - Total Replacement *this item includes re-cladding and balcony membrane repair throughout the complex	1987 --	34	35	20	2041	3,035,055	100%	100%	3,035,055
19	Sealants - Caulking Materials (every 12 years)	1987 2020	1	12	12	2033	115,000	100%	100%	115,000
20	Cladding - Stucco *this item price is included in the item; Window Replacement	1987 --	34	30	20	2041	-	100%	100%	-
21	Cladding - Brick *this item price is included in the item; Window Replacement	1987 --	34	45	20	2041	-	100%	100%	-
22	Balconies - Membrane Replacement (12 balconies)	1987 varies	varies	10	8	2030	288,000	100%	75%	216,000
23	Balconies - Railing - Replacement	1987 --	34	40	20	2041	8,808	100%	100%	8,808
24	Miscellaneous - Balcony Soffits - Replacement	1987 --	34	35	12	2033	30,000	100%	60%	18,000
25	Exterior Walls - Maintenance	1987 --	34	10	12	2033	45,000	100%	100%	45,000
	Interior Components:									
26	Lobby Finishes & Furnishings - Replacement	1987 2010	11	25	5	2026	6,473	100%	100%	6,473
27	Elevator Cab Finishes - Upgrade	1987 --	34	25	8	2029	30,000	100%	100%	30,000
	Stairwell Finishes									
28	Painting	1987 2010	11	15	13	2034	9,339	100%	100%	9,339
29	Carpet flooring	1987 2010	11	20	13	2034	13,690	100%	100%	13,690
	Corridor Finishes									
30	Breezeway Corridors - Refurbishment - Total	1987 2010	11	25	14	2035	30,000	100%	100%	30,000
31	Enclosed Corridors - Refurbishment - Total	1987 2010	11	25	14	2035	40,000	100%	100%	40,000
32	Suite Entrance Doors (wood) - Replacement	1987 --	34	36	13	2034	19,951	100%	100%	19,951
33	Suite Entrance Doors - Hardware	1987 --	34	18	13	2034	14,114	100%	100%	14,114
	Common Room Finishes - Partial Refurbishment									
34	Common Doors & Hardware	1987 --	34	5	9	2030	23,055	100%	100%	23,055
	Mechanical Components:									
35	Drainage - Sanitary System	1987 --	34	40	15	2036	88,717	100%	30%	26,615
36	Drainage - Storm System	1987 --	34	40	15	2036	60,701	100%	30%	18,210
37	Drainage - Sump Pumps	1987 2013	8	15	7	2028	3,608	100%	100%	3,608
38	Domestic Water - Reduced Principle Backflow Preventer	1987 --	34	15	5	2026	6,898	100%	100%	6,898
39	Domestic Water - Piping & Risers & Recirculation	1987 2008	13	50	37	2058	410,000	100%	100%	410,000
40	Domestic Water - Hot Water Boilers	1987 2008	13	12	5	2026	15,862	100%	100%	15,862
41	Domestic Water - Hot Water Storage Tank - Replacement	1987 2008	13	15	6	2027	9,800	100%	100%	9,800
42	Domestic Water - Distribution Systems Valves	1987 2008	13	20	12	2033	9,339	100%	100%	9,339
43	Domestic Water - Suite Shut-off Valves	1987 2008	13	20	12	2033	5,460	100%	100%	5,460
44	Heating/Cooling - Ciriculation Pumps	1987 2013	8	20	12	2033	4,245	100%	100%	4,245
45	Ventilation - Service Rooms & Garage	1987 --	34	25	10	2031	4,033	100%	100%	4,033
46	Ventilation - Garage Carbon Monoxide Detection System	1987 --	34	15	5	2026	600	100%	100%	600
47	Fire - Sprinkler/Standpipe Systems	1987 --	34	30	12	2033	60,489	100%	50%	30,244
48	Miscellaneous - Irrigation System	1987 --	34	20	19	2040	26,530	100%	100%	26,530
49	Miscellaneous - Overhead Door - Mechanical/Electrical Equipment	1987 2013	8	15	7	2028	4,775	100%	100%	4,775
50	Miscellaneous - Natural Gas Piping	1987 --	34	40	25	2046	39,689	100%	100%	39,689
	Electrical Components:									
51	Electrical - High Voltage Switch Gear - Replacement	1987 --	34	35	35	2056	47,754	100%	35%	16,714
52	Electrical - High Voltage Switch Gear - Preventative Maintenance	1987 --	34	35	20	2041	31,836	100%	100%	31,836
53	Electrical - High VoltageTransformers	1987 --	34	40	26	2047	125,223	100%	25%	31,306
54	Electrical - Panels & Subcircuits	1987 --	34	30	15	2036	24,938	100%	30%	7,482
55	Lighting - Interior Common Area	1987 2010	11	25	14	2035	5,837	100%	100%	5,837
56	Lighting - Garage	1987 --	34	25	10	2031	8,914	100%	100%	8,914
57	Lighting - Exterior	1987 2017	4	20	16	2037	3,396	100%	100%	3,396
58	Fire - Fire Alarm/Annunciator	1987 2020	1	25	24	2045	23,460	100%	100%	23,460
59	Emergency Power - Battery Lighting	1987 --	34	15	15	2036	6,473	100%	100%	6,473
60	Security - Access Card System	1987 2012	9	20	18	2039	5,370	100%	100%	5,370
61	Security - Enterphone System	1987 --	34	20	5	2026	6,898	100%	100%	6,898
62	Automatic Swing Door Opener	2020 --	1	15	14	2035	4,500	100%	100%	4,500
63	Elevator - Hydraulic	1987 --	34	35	10	2032	85,000	100%	100%	85,000
64	Elevator - Maintenance - Push Button Fixtures	1987 --	34	35	5	2026	30,000	100%	100%	30,000
65	Elevator - Maintenance - Controller	1987 --	34	35	2	2023	85,000	100%	100%	85,000
	Engineering									
66	Report Update	2021	0	3	3	2024	4,200	100%	100%	4,200
67	Engineering (Assessments, Reviews, Specifications, etc)						26,800	100%	100%	26,800
	Subtotal									5,279,861
68	Contingency for Construction Projects (10%)									527,986

Appendix B: List of Components / Replacement Year and Cost

File No.: CCP-001-21-B
LMS1694 - Chilco Park - 1010 Chilco Street

Item	Common Element Component	Cost Per Replacement	2022	2023	2024	2025	2026	2027
	Site Components:							
1	Exterior Handrail and Guardrail - Replacement	14,432						
2	Exterior Handrail and Guardrail - Repair	1,327	1,327					
3	Retaining Walls - Concrete - Repairs	4,245						
4	Garage Access Ramp - Surface - Repair	3,714	3,714					
	Building Enclosure Components:							
5	Above Garage – Exterior Suspended Slab Waterproof Membrane & Related Work - Replacement	160,000						
6	Above Garage – Exterior Suspended Slab Waterproof Membrane & Related Work for Courtyard Area - Replacement	63,672						
7	Above Garage – Exterior Suspended Slab Waterproof Membrane & Related Work for Courtyard Area - Repair	3,000	3,000					
8	Garage - Localized Repairs	2,500			2,500			
9	Roofing - SBS membrane - Replacement	298,583						
10	Roofing - SBS membrane - Localized repair	6,700	6,700					
11	Roofing (Eaves troughs & Downpipes) - Replacement	-						
12	Skylights (on roof) - Maintenance	-						
13	Glazed Skylight Canopies Over and on Exterior Walls - Replacement	-						
14	Doors - Overhead	2,717						
15	Doors - Main Entrance - Repalcement	9,000	9,000					
16	Doors - Fire Exit - Replacement	8,000	4,000	4,000				
17	Doors - Balcony & Ground floor patio - Replacement	26,106						
18	Windows - Total Replacement *this item includes re-cladding and balcony membrane repair throughout the complex	3,035,055						
19	Sealants - Caulking Materials (every 12 years)	115,000						
20	Cladding - Stucco *this item price is included in the item; Window Replacement	-						
21	Cladding - Brick *this item price is included in the item; Window Replacement	-						
22	Balconies - Membrane Replacement (12 balconies)	216,000	36,000	18,000	36,000	18,000	36,000	18,000
23	Balconies - Railing - Replacement	8,808						
24	Miscellaneous - Balcony Soffits - Replacement	18,000						
25	Exterior Walls - Maintenance	45,000						
	Interior Components:							
26	Lobby Finishes & Furnishings - Replacement	6,473					6,473	
27	Elevator Cab Finishes - Upgrade	30,000						
	Stairwell Finishes							
28	Painting	9,339						
29	Carpet flooring	13,690						
	Corridor Finishes							
30	Breezeway Corridors - Refurbishment - Total	30,000						
31	Enclosed Corridors - Refurbishment - Total	40,000						
32	Suite Entrance Doors (wood) - Replacement	19,951						
33	Suite Entrance Doors - Hardware	14,114						
	Common Room Finishes - Partial Refurbishment							
34	Common Doors & Hardware	23,055						
	Mechanical Components:							
35	Drainage - Sanitary System	26,615						
36	Drainage - Storm System	18,210						
37	Drainage - Sump Pumps	3,608						
38	Domestic Water - Reduced Principle Backflow Preventer	6,898					6,898	
39	Domestic Water - Piping & Risers & Recirculation	410,000						
40	Domestic Water - Hot Water Boilers	15,862					15,862	
41	Domestic Water - Hot Water Storage Tank - Replacement	9,800						4,900
42	Domestic Water - Distribution Systems Valves	9,339						
43	Domestic Water - Suite Shut-off Valves	5,460						
44	Heating/Cooling - Ciriculation Pumps	4,245						
45	Ventilation - Service Rooms & Garage	4,033						
46	Ventilation - Garage Carbon Monoxide Detection System	600					600	
47	Fire - Sprinkler/Standpipe Systems	30,244						
48	Miscellaneous - Irrigation System	26,530						
49	Miscellaneous - Overhead Door - Mechanical/Electrical Equipment	4,775						
50	Miscellaneous - Natural Gas Piping	39,689						
	Electrical Components:							
51	Electrical - High Voltage Switch Gear - Replacement	16,714						
52	Electrical - High Voltage Switch Gear - Preventative Maintenance	31,836						
53	Electrical - High VoltageTransformers	31,306						
54	Electrical - Panels & Subcircuits	7,482						
55	Lighting - Interior Common Area	5,837						
56	Lighting - Garage	8,914						
57	Lighting - Exterior	3,396						
58	Fire - Fire Alarm/Annunciator	23,460						
59	Emergency Power - Battery Lighting	6,473						
60	Security - Access Card System	5,370						
61	Security - Enterphone System	6,898					6,898	
62	Automatic Swing Door Opener	4,500						
63	Elevator - Hydraulic	85,000						
64	Elevator - Maintenance - Push Button Fixtures	30,000					30,000	
65	Elevator - Maintenance - Controller	85,000		85,000				
	Engineering							
66	Report Update	4,200			4,200			4,200
67	Engineering (Assessments, Reviews, Specifications, etc)	26,800	7,900	1,200	1,200			
	Subtotal	-	71,641	108,200	43,900	18,000	102,731	27,100
68	Contingency for Construction Projects (8%)		5,731	8,656	3,512	1,440	8,218	2,168
	GST (5%)		3,582	5,410	2,195	900	5,137	1,355
	Total		80,954	122,266	49,607	20,340	116,086	30,623

Appendix B: List of Components / Replacement Year and Cost

File No.: CCP-001-21-B
LMS1694 - Chilco Park - 1010 Chilco Street

Item	Common Element Component	Cost Per Replacement	2028	2029	2030	2031	2032	2033
	Site Components:							
1	Exterior Handrail and Guardrail - Replacement	14,432						
2	Exterior Handrail and Guardrail - Repair	1,327						
3	Retaining Walls - Concrete - Repairs	4,245						
4	Garage Access Ramp - Surface - Repair	3,714						
	Building Enclosure Components:							
5	Above Garage – Exterior Suspended Slab Waterproof Membrane & Related Work - Replacement	160,000						
6	Above Garage – Exterior Suspended Slab Waterproof Membrane & Related Work for Courtyard Area - Replacement	63,672						
7	Above Garage – Exterior Suspended Slab Waterproof Membrane & Related Work for Courtyard Area - Repair	3,000						
8	Garage - Localized Repairs	2,500						
9	Roofing - SBS membrane - Replacement	298,583				298,583		
10	Roofing - SBS membrane - Localized repair	6,700						
11	Roofing (Eaves troughs & Downpipes) - Replacement	-				-		
12	Skylights (on roof) - Maintenance	-				-		
13	Glazed Skylight Canopies Over and on Exterior Walls - Replacement	-				-		
14	Doors - Overhead	2,717						
15	Doors - Main Entrance - Repalcement	9,000						
16	Doors - Fire Exit - Replacement	8,000						
17	Doors - Balcony & Ground floor patio - Replacement	26,106						
18	Windows - Total Replacement *this item includes re-cladding and balcony membrane repair throughout the complex	3,035,055						
19	Sealants - Caulking Materials (every 12 years)	115,000						115,000
20	Cladding - Stucco *this item price is included in the item; Window Replacement	-						
21	Cladding - Brick *this item price is included in the item; Window Replacement	-						
22	Balconies - Membrane Replacement (12 balconies)	216,000	36,000	18,000				
23	Balconies - Railing - Replacement	8,808						
24	Miscellaneous - Balcony Soffits - Replacement	18,000						18,000
25	Exterior Walls - Maintenance	45,000						45,000
	Interior Components:							
26	Lobby Finishes & Furnishings - Replacement	6,473						
27	Elevator Cab Finishes - Upgrade	30,000		30,000				
	Stairwell Finishes							
28	Painting	9,339						
29	Carpet flooring	13,690						
	Corridor Finishes							
30	Breezeway Corridors - Refurbishment - Total	30,000						
31	Enclosed Corridors - Refurbishment - Total	40,000						
32	Suite Entrance Doors (wood) - Replacement	19,951						
33	Suite Entrance Doors - Hardware	14,114						
	Common Room Finishes - Partial Refurbishment							
34	Common Doors & Hardware	23,055			23,055			
	Mechanical Components:							
35	Drainage - Sanitary System	26,615						
36	Drainage - Storm System	18,210						
37	Drainage - Sump Pumps	3,608	3,608					
38	Domestic Water - Reduced Principle Backflow Preventer	6,898						
39	Domestic Water - Piping & Risers & Recirculation	410,000						
40	Domestic Water - Hot Water Boilers	15,862						
41	Domestic Water - Hot Water Storage Tank - Replacement	9,800	4,900					
42	Domestic Water - Distribution Systems Valves	9,339						9,339
43	Domestic Water - Suite Shut-off Valves	5,460						5,460
44	Heating/Cooling - Ciriculation Pumps	4,245						4,245
45	Ventilation - Service Rooms & Garage	4,033				4,033		
46	Ventilation - Garage Carbon Monoxide Detection System	600						
47	Fire - Sprinkler/Standpipe Systems	30,244						30,244
48	Miscellaneous - Irrigation System	26,530						
49	Miscellaneous - Overhead Door - Mechanical/Electrical Equipment	4,775	4,775					
50	Miscellaneous - Natural Gas Piping	39,689						
	Electrical Components:							
51	Electrical - High Voltage Switch Gear - Replacement	16,714						
52	Electrical - High Voltage Switch Gear - Preventative Maintenance	31,836						
53	Electrical - High VoltageTransformers	31,306						
54	Electrical - Panels & Subcircuits	7,482						
55	Lighting - Interior Common Area	5,837						
56	Lighting - Garage	8,914				8,914		
57	Lighting - Exterior	3,396						
58	Fire - Fire Alarm/Annunciator	23,460						
59	Emergency Power - Battery Lighting	6,473						
60	Security - Access Card System	5,370						
61	Security - Enterphone System	6,898						
62	Automatic Swing Door Opener	4,500						
63	Elevator - Hydraulic	85,000					85,000	
64	Elevator - Maintenance - Push Button Fixtures	30,000						
65	Elevator - Maintenance - Controller	85,000						
	Engineering							
66	Report Update	4,200			4,200			4,200
67	Engineering (Assessments, Reviews, Specifications, etc)	26,800				9,000		
	Subtotal	-	49,284	48,000	27,255	320,530	85,000	231,488
68	Contingency for Construction Projects (8%)		3,943	3,840	2,180	25,642	6,800	18,519
	GST (5%)		2,464	2,400	1,363	16,026	4,250	11,574
	Total		55,690	54,240	30,798	362,199	96,050	261,582

Appendix B: List of Components / Replacement Year and Cost

File No.: CCP-001-21-B
LMS1694 - Chilco Park - 1010 Chilco Street

Item	Common Element Component	Cost Per Replacement	2034	2035	2036	2037	2038	2039
	Site Components:							
1	Exterior Handrail and Guardrail - Replacement	14,432						
2	Exterior Handrail and Guardrail - Repair	1,327						
3	Retaining Walls - Concrete - Repairs	4,245	4,245					
4	Garage Access Ramp - Surface - Repair	3,714						
	Building Enclosure Components:							
5	Above Garage – Exterior Suspended Slab Waterproof Membrane & Related Work - Replacement	160,000						160,000
6	Above Garage – Exterior Suspended Slab Waterproof Membrane & Related Work for Courtyard Area - Replacement	63,672						
7	Above Garage – Exterior Suspended Slab Waterproof Membrane & Related Work for Courtyard Area - Repair	3,000						
8	Garage - Localized Repairs	2,500						
9	Roofing - SBS membrane - Replacement	298,583						
10	Roofing - SBS membrane - Localized repair	6,700						
11	Roofing (Eaves troughs & Downpipes) - Replacement	-						
12	Skylights (on roof) - Maintenance	-						
13	Glazed Skylight Canopies Over and on Exterior Walls - Replacement	-						
14	Doors - Overhead	2,717	2,717					
15	Doors - Main Entrance - Repalcement	9,000						
16	Doors - Fire Exit - Replacement	8,000						
17	Doors - Balcony & Ground floor patio - Replacement	26,106						
18	Windows - Total Replacement *this item includes re-cladding and balcony membrane repair throughout the complex	3,035,055						
19	Sealants - Caulking Materials (every 12 years)	115,000						
20	Cladding - Stucco *this item price is included in the item; Window Replacement	-						
21	Cladding - Brick *this item price is included in the item; Window Replacement	-						
22	Balconies - Membrane Replacement (12 balconies)	216,000						
23	Balconies - Railing - Replacement	8,808						
24	Miscellaneous - Balcony Soffits - Replacement	18,000						
25	Exterior Walls - Maintenance	45,000						
	Interior Components:							
26	Lobby Finishes & Furnishings - Replacement	6,473						
27	Elevator Cab Finishes - Upgrade	30,000						
	Stairwell Finishes							
28	Painting	9,339	9,339					
29	Carpet flooring	13,690	13,690					
	Corridor Finishes							
30	Breezeway Corridors - Refurbishment - Total	30,000		30,000				
31	Enclosed Corridors - Refurbishment - Total	40,000		40,000				
32	Suite Entrance Doors (wood) - Replacement	19,951	19,951					
33	Suite Entrance Doors - Hardware	14,114	14,114					
	Common Room Finishes - Partial Refurbishment							
34	Common Doors & Hardware	23,055		23,055				
	Mechanical Components:							
35	Drainage - Sanitary System	26,615			26,615			
36	Drainage - Storm System	18,210			18,210			
37	Drainage - Sump Pumps	3,608						
38	Domestic Water - Reduced Principle Backflow Preventer	6,898						
39	Domestic Water - Piping & Risers & Recirculation	410,000						
40	Domestic Water - Hot Water Boilers	15,862					15,862	
41	Domestic Water - Hot Water Storage Tank - Replacement	9,800						
42	Domestic Water - Distribution Systems Valves	9,339						
43	Domestic Water - Suite Shut-off Valves	5,460						
44	Heating/Cooling - Ciriculation Pumps	4,245						
45	Ventilation - Service Rooms & Garage	4,033						
46	Ventilation - Garage Carbon Monoxide Detection System	600						
47	Fire - Sprinkler/Standpipe Systems	30,244						
48	Miscellaneous - Irrigation System	26,530						
49	Miscellaneous - Overhead Door - Mechanical/Electrical Equipment	4,775						
50	Miscellaneous - Natural Gas Piping	39,689						
	Electrical Components:							
51	Electrical - High Voltage Switch Gear - Replacement	16,714						
52	Electrical - High Voltage Switch Gear - Preventative Maintenance	31,836						
53	Electrical - High VoltageTransformers	31,306						
54	Electrical - Panels & Subcircuits	7,482			7,482			
55	Lighting - Interior Common Area	5,837		5,837				
56	Lighting - Garage	8,914						
57	Lighting - Exterior	3,396				3,396		
58	Fire - Fire Alarm/Annunciator	23,460						
59	Emergency Power - Battery Lighting	6,473			6,473			
60	Security - Access Card System	5,370						5,370
61	Security - Enterphone System	6,898						
62	Automatic Swing Door Opener	4,500		4,500				
63	Elevator - Hydraulic	85,000						
64	Elevator - Maintenance - Push Button Fixtures	30,000						
65	Elevator - Maintenance - Controller	85,000						
	Engineering							
66	Report Update	4,200			4,200			4,200
67	Engineering (Assessments, Reviews, Specifications, etc)	26,800						7,500
	Subtotal	-	64,055	103,391	62,980	3,396	15,862	177,070
68	Contingency for Construction Projects (8%)		5,124	8,271	5,038	272	1,269	14,166
	GST (5%)		3,203	5,170	3,149	170	793	8,853
	Total		72,382	116,832	71,168	3,837	17,924	200,089

Appendix B: List of Components / Replacement Year and Cost

File No.: CCP-001-21-B
LMS1694 - Chilco Park - 1010 Chilco Street

Item	Common Element Component	Cost Per Replacement	2040	2041	2042	2043	2044	2045	2046
	Site Components:								
1	Exterior Handrail and Guardrail - Replacement	14,432							
2	Exterior Handrail and Guardrail - Repair	1,327							
3	Retaining Walls - Concrete - Repairs	4,245							
4	Garage Access Ramp - Surface - Repair	3,714							
	Building Enclosure Components:								
5	Above Garage – Exterior Suspended Slab Waterproof Membrane & Related Work - Replacement	160,000							
6	Above Garage – Exterior Suspended Slab Waterproof Membrane & Related Work for Courtyard Area - Replacement	63,672							
7	Above Garage – Exterior Suspended Slab Waterproof Membrane & Related Work for Courtyard Area - Repair	3,000							
8	Garage - Localized Repairs	2,500							
9	Roofing - SBS membrane - Replacement	298,583							
10	Roofing - SBS membrane - Localized repair	6,700							
11	Roofing (Eaves troughs & Downpipes) - Replacement	-							
12	Skylights (on roof) - Maintenance	-							
13	Glazed Skylight Canopies Over and on Exterior Walls - Replacement	-							
14	Doors - Overhead	2,717							
15	Doors - Main Entrance - Repalcement	9,000							
16	Doors - Fire Exit - Replacement	8,000							
17	Doors - Balcony & Ground floor patio - Replacement	26,106		26,106					
18	Windows - Total Replacement *this item includes re-cladding and balcony membrane repair throughout the complex	3,035,055		1,517,527	1,517,527				
19	Sealants - Caulking Materials (every 12 years)	115,000						115,000	
20	Cladding - Stucco *this item price is included in the item; Window Replacement	-		-					
21	Cladding - Brick *this item price is included in the item; Window Replacement	-		-					
22	Balconies - Membrane Replacement (12 balconies)	216,000							
23	Balconies - Railing - Replacement	8,808		8,808					
24	Miscellaneous - Balcony Soffits - Replacement	18,000							
25	Exterior Walls - Maintenance	45,000				45,000			
	Interior Components:								
26	Lobby Finishes & Furnishings - Replacement	6,473							
27	Elevator Cab Finishes - Upgrade	30,000							
	Stairwell Finishes								
28	Painting	9,339							
29	Carpet flooring	13,690							
	Corridor Finishes								
30	Breezeway Corridors - Refurbishment - Total	30,000							
31	Enclosed Corridors - Refurbishment - Total	40,000							
32	Suite Entrance Doors (wood) - Replacement	19,951							
33	Suite Entrance Doors - Hardware	14,114							
	Common Room Finishes - Partial Refurbishment								
34	Common Doors & Hardware	23,055	23,055					23,055	
	Mechanical Components:								
35	Drainage - Sanitary System	26,615							
36	Drainage - Storm System	18,210							
37	Drainage - Sump Pumps	3,608				3,608			
38	Domestic Water - Reduced Principle Backflow Preventer	6,898		6,898					
39	Domestic Water - Piping & Risers & Recirculation	410,000							
40	Domestic Water - Hot Water Boilers	15,862							
41	Domestic Water - Hot Water Storage Tank - Replacement	9,800			4,900		4,900		
42	Domestic Water - Distribution Systems Valves	9,339							
43	Domestic Water - Suite Shut-off Valves	5,460							
44	Heating/Cooling - Ciriculation Pumps	4,245							
45	Ventilation - Service Rooms & Garage	4,033							
46	Ventilation - Garage Carbon Monoxide Detection System	600		600					
47	Fire - Sprinkler/Standpipe Systems	30,244							
48	Miscellaneous - Irrigation System	26,530	26,530						
49	Miscellaneous - Overhead Door - Mechanical/Electrical Equipment	4,775					4,775		
50	Miscellaneous - Natural Gas Piping	39,689							39,689
	Electrical Components:								
51	Electrical - High Voltage Switch Gear - Replacement	16,714							
52	Electrical - High Voltage Switch Gear - Preventative Maintenance	31,836		31,836					
53	Electrical - High VoltageTransformers	31,306							
54	Electrical - Panels & Subcircuits	7,482							
55	Lighting - Interior Common Area	5,837							
56	Lighting - Garage	8,914							
57	Lighting - Exterior	3,396							
58	Fire - Fire Alarm/Annunciator	23,460						23,460	
59	Emergency Power - Battery Lighting	6,473							
60	Security - Access Card System	5,370							
61	Security - Enterphone System	6,898							6,898
62	Automatic Swing Door Opener	4,500							
63	Elevator - Hydraulic	85,000							
64	Elevator - Maintenance - Push Button Fixtures	30,000							
65	Elevator - Maintenance - Controller	85,000							
	Engineering								
66	Report Update	4,200			4,200			4,200	
67	Engineering (Assessments, Reviews, Specifications, etc)	26,800							
	Subtotal	-	49,585	1,591,775	1,526,627	48,608	9,675	165,715	46,587
68	Contingency for Construction Projects (8%)		3,967	127,342	122,130	3,889	774	13,257	3,727
	GST (5%)		2,479	79,589	76,331	2,430	484	8,286	2,329
	Total		56,031	1,798,706	1,725,089	54,927	10,933	187,258	52,643

Appendix B: List of Components / Replacement Year and Cost

File No.: CCP-001-21-B
LMS1694 - Chilco Park - 1010 Chilco Street

Item	Common Element Component	Cost Per Replacement	2047	2048	2049	2050	2051	2052
	Site Components:							
1	Exterior Handrail and Guardrail - Replacement	14,432						
2	Exterior Handrail and Guardrail - Repair	1,327						
3	Retaining Walls - Concrete - Repairs	4,245						
4	Garage Access Ramp - Surface - Repair	3,714						
	Building Enclosure Components:							
5	Above Garage – Exterior Suspended Slab Waterproof Membrane & Related Work - Replacement	160,000						
6	Above Garage – Exterior Suspended Slab Waterproof Membrane & Related Work for Courtyard Area - Replacement	63,672			63,672			
7	Above Garage – Exterior Suspended Slab Waterproof Membrane & Related Work for Courtyard Area - Repair	3,000						
8	Garage - Localized Repairs	2,500						
9	Roofing - SBS membrane - Replacement	298,583						
10	Roofing - SBS membrane - Localized repair	6,700						
11	Roofing (Eaves troughs & Downpipes) - Replacement	-						
12	Skylights (on roof) - Maintenance	-						
13	Glazed Skylight Canopies Over and on Exterior Walls - Replacement	-						
14	Doors - Overhead	2,717						
15	Doors - Main Entrance - Repalcement	9,000						
16	Doors - Fire Exit - Replacement	8,000						
17	Doors - Balcony & Ground floor patio - Replacement	26,106						
18	Windows - Total Replacement *this item includes re-cladding and balcony membrane repair throughout the complex	3,035,055						
19	Sealants - Caulking Materials (every 12 years)	115,000						
20	Cladding - Stucco *this item price is included in the item; Window Replacement	-						
21	Cladding - Brick *this item price is included in the item; Window Replacement	-						
22	Balconies - Membrane Replacement (12 balconies)	216,000						
23	Balconies - Railing - Replacement	8,808						
24	Miscellaneous - Balcony Soffits - Replacement	18,000						
25	Exterior Walls - Maintenance	45,000						
	Interior Components:							
26	Lobby Finishes & Furnishings - Replacement	6,473					6,473	
27	Elevator Cab Finishes - Upgrade	30,000						
	Stairwell Finishes							
28	Painting	9,339			9,339			
29	Carpet flooring	13,690						
	Corridor Finishes							
30	Breezeway Corridors - Refurbishment - Total	30,000						
31	Enclosed Corridors - Refurbishment - Total	40,000						
32	Suite Entrance Doors (wood) - Replacement	19,951						
33	Suite Entrance Doors - Hardware	14,114						14,114
	Common Room Finishes - Partial Refurbishment							
34	Common Doors & Hardware	23,055				23,055		
	Mechanical Components:							
35	Drainage - Sanitary System	26,615						
36	Drainage - Storm System	18,210						
37	Drainage - Sump Pumps	3,608						
38	Domestic Water - Reduced Principle Backflow Preventer	6,898						
39	Domestic Water - Piping & Risers & Recirculation	410,000						
40	Domestic Water - Hot Water Boilers	15,862				15,862		
41	Domestic Water - Hot Water Storage Tank - Replacement	9,800						
42	Domestic Water - Distribution Systems Valves	9,339						
43	Domestic Water - Suite Shut-off Valves	5,460						
44	Heating/Cooling - Ciriculation Pumps	4,245						
45	Ventilation - Service Rooms & Garage	4,033						
46	Ventilation - Garage Carbon Monoxide Detection System	600						
47	Fire - Sprinkler/Standpipe Systems	30,244						
48	Miscellaneous - Irrigation System	26,530						
49	Miscellaneous - Overhead Door - Mechanical/Electrical Equipment	4,775						
50	Miscellaneous - Natural Gas Piping	39,689						
	Electrical Components:							
51	Electrical - High Voltage Switch Gear - Replacement	16,714						
52	Electrical - High Voltage Switch Gear - Preventative Maintenance	31,836						
53	Electrical - High VoltageTransformers	31,306	31,306					
54	Electrical - Panels & Subcircuits	7,482						
55	Lighting - Interior Common Area	5,837						
56	Lighting - Garage	8,914						
57	Lighting - Exterior	3,396						
58	Fire - Fire Alarm/Annunciator	23,460						
59	Emergency Power - Battery Lighting	6,473					6,473	
60	Security - Access Card System	5,370						
61	Security - Enterphone System	6,898						
62	Automatic Swing Door Opener	4,500				4,500		
63	Elevator - Hydraulic	85,000						
64	Elevator - Maintenance - Push Button Fixtures	30,000						
65	Elevator - Maintenance - Controller	85,000						
	Engineering							
66	Report Update	4,200		4,200			4,200	
67	Engineering (Assessments, Reviews, Specifications, etc)	26,800						
	Subtotal	-	31,306	4,200	73,011	43,417	17,147	14,114
68	Contingency for Construction Projects (8%)		2,504	336	5,841	3,473	1,372	1,129
	GST (5%)		1,565	210	3,651	2,171	857	706
	Total		35,375	4,746	82,503	49,061	19,376	15,949

File No.: CCP-001-21-B
LMS1694 - Chilco Park - 1010 Chilco Street

2022 Annual Contribution:	$73,000
Inflation Rate:	2.9%
Interest Rate:	1.5%

Year	Opening Balance	Recommended Annual Contribution	Percentage Increase in Recommended Annual Contribution	Special Levy	Assumed Inflation Adjusted Cost	Assumed Interest Income	Total Contribution to Reserve	Closing Balance
2022	93,000	73,000			80,954	1,335	74,335	86,381
2023	86,381	80,300	10.00%	0	125,812	954	81,254	41,824
2024	41,824	80,300	0.00%	0	52,526	836	81,136	70,434
2025	70,434	80,300	0.00%	0	22,161	1,493	81,793	130,065
2026	130,065	88,330	10.00%	0	130,149	1,637	89,967	89,883
2027	89,883	88,330	0.00%	0	35,328	1,746	90,076	144,630
2028	144,630	88,330	0.00%	0	66,111	2,336	90,666	169,185
2029	169,185	97,163	10.00%	0	66,256	2,770	99,933	202,862
2030	202,862	97,163	0.00%	0	38,712	3,481	100,644	264,794
2031	264,794	97,163	0.00%	470,000	468,474	4,712	101,875	368,196
2032	368,196	106,879	10.00%	0	127,835	5,366	112,245	352,605
2033	352,605	106,879	0.00%	0	358,242	3,404	110,283	104,646
2034	104,646	106,879	0.00%	0	102,003	1,606	108,486	111,129
2035	111,129	117,567	10.00%	0	169,419	1,278	118,845	60,555
2036	60,555	117,567	0.00%	0	106,194	994	118,561	72,922
2037	72,922	117,567	0.00%	0	5,892	1,931	119,499	186,529
2038	186,529	129,324	10.00%	0	28,319	3,555	132,879	291,089
2039	291,089	129,324	0.00%	0	325,300	2,897	132,220	98,009
2040	98,009	129,324	0.00%	3,000,000	93,736	24,237	153,561	3,157,835
2041	3,157,835	142,256	10.00%	2,800,000	3,096,366	46,212	188,468	3,049,936
2042	3,049,936	142,256	0.00%	0	3,055,758	23,898	166,154	160,332
2043	160,332	142,256	0.00%	0	100,118	2,721	144,977	205,192
2044	205,192	142,256	0.00%	0	20,506	3,991	146,247	330,933
2045	330,933	142,256	0.00%	0	361,404	3,320	145,577	115,106
2046	115,106	142,256	0.00%	0	104,547	2,009	144,266	154,824
2047	154,824	142,256	0.00%	0	72,291	2,847	145,103	227,637
2048	227,637	142,256	0.00%	0	9,980	4,407	146,663	364,320
2049	364,320	142,256	0.00%	0	178,518	5,193	147,449	333,251
2050	333,251	142,256	0.00%	0	109,236	5,246	147,503	371,517
2051	371,517	142,256	0.00%	0	44,392	6,307	148,563	475,688
2052	475,688	142,256	0.00%	0	37,600	7,920	150,177	588,264

File No.: CCP-001-21-B
LMS1694 - Chilco Park - 1010 Chilco Street

2022 Annual Contribution:	$73,000
Inflation Rate:	2.9%
Interest Rate:	1.5%

Year	Opening Balance	Recommended Annual Contribution	Percentage Increase in Recommended Annual Contribution	Special Levy	Assumed Inflation Adjusted Cost	Assumed Interest Income	Total Contribution to Reserve	Closing Balance
2022	93,000	73,000			80,954	1,335	74,335	86,381
2023	86,381	81,760	12.00%	0	125,812	965	82,725	43,295
2024	43,295	81,760	0.00%	0	52,526	869	82,629	73,398
2025	73,398	81,760	0.00%	0	22,161	1,548	83,308	134,544
2026	134,544	91,571	12.00%	0	130,149	1,729	93,300	97,695
2027	97,695	91,571	0.00%	0	35,328	1,887	93,458	155,825
2028	155,825	91,571	0.00%	0	66,111	2,528	94,100	183,814
2029	183,814	102,560	12.00%	0	66,256	3,029	105,589	223,147
2030	223,147	102,560	0.00%	0	38,712	3,826	106,386	290,821
2031	290,821	102,560	0.00%	430,000	468,474	4,843	107,403	359,750
2032	359,750	114,867	12.00%	0	127,835	5,299	120,166	352,080
2033	352,080	114,867	0.00%	0	358,242	3,456	118,323	112,161
2034	112,161	114,867	0.00%	0	102,003	1,779	116,646	126,803
2035	126,803	128,651	12.00%	0	169,419	1,596	130,247	87,631
2036	87,631	128,651	0.00%	0	106,194	1,483	130,134	111,572
2037	111,572	128,651	0.00%	0	5,892	2,594	131,245	236,925
2038	236,925	144,089	12.00%	0	28,319	4,422	148,511	357,117
2039	357,117	144,089	0.00%	0	325,300	3,998	148,087	179,904
2040	179,904	144,089	0.00%	3,000,000	93,736	25,576	169,665	3,255,833
2041	3,255,833	161,380	12.00%	2,700,000	3,096,366	47,075	208,455	3,067,922
2042	3,067,922	161,380	0.00%	0	3,055,758	24,311	185,691	197,854
2043	197,854	161,380	0.00%	0	100,118	3,427	164,807	262,544
2044	262,544	161,380	0.00%	0	20,506	4,995	166,374	408,412
2045	408,412	161,380	0.00%	0	361,404	4,626	166,006	213,013
2046	213,013	161,380	0.00%	0	104,547	3,621	165,001	273,467
2047	273,467	161,380	0.00%	0	72,291	4,770	166,150	367,326
2048	367,326	161,380	0.00%	0	9,980	6,645	168,025	525,371
2049	525,371	161,380	0.00%	0	178,518	7,752	169,132	515,985
2050	515,985	161,380	0.00%	0	109,236	8,131	169,511	576,259
2051	576,259	161,380	0.00%	0	44,392	9,521	170,901	702,768
2052	702,768	161,380	0.00%	0	37,600	11,470	172,850	838,017

File No.: CCP-001-21-B
LMS1694 - Chilco Park - 1010 Chilco Street

2022 Annual Contribution:	$73,000
Inflation Rate:	2.9%
Interest Rate:	1.5%

Year	Opening Balance	Recommended Annual Contribution	Percentage Increase in Recommended Annual Contribution	Special Levy	Assumed Inflation Adjusted Cost	Assumed Interest Income	Total Contribution to Reserve	Closing Balance
2022	93,000	73,000			80,954	1,335	74,335	86,381
2023	86,381	93,440	28.00%	0	125,812	1,053	94,493	55,063
2024	55,063	93,440	0.00%	0	52,526	1,133	94,573	97,109
2025	97,109	93,440	0.00%	0	22,161	1,991	95,431	170,379
2026	170,379	108,390	16.00%	0	130,149	2,392	110,783	151,013
2027	151,013	108,390	0.00%	0	35,328	2,813	111,204	226,888
2028	226,888	108,390	0.00%	0	66,111	3,720	112,111	272,888
2029	272,888	119,229	10.00%	0	66,256	4,491	123,720	330,352
2030	330,352	119,229	0.00%	0	38,712	5,559	124,789	416,428
2031	416,428	119,229	0.00%	200,000	468,474	5,127	124,357	272,311
2032	272,311	131,152	10.00%	0	127,835	4,110	135,262	279,738
2033	279,738	131,152	0.00%	0	358,242	2,493	133,645	55,141
2034	55,141	131,152	0.00%	0	102,003	1,046	132,198	85,336
2035	85,336	144,268	10.00%	0	169,419	1,091	145,359	61,276
2036	61,276	144,268	0.00%	0	106,194	1,205	145,472	100,555
2037	100,555	144,268	0.00%	0	5,892	2,546	146,814	241,476
2038	241,476	180,335	25.00%	0	28,319	4,762	185,097	398,254
2039	398,254	180,335	0.00%	0	325,300	4,887	185,221	258,175
2040	258,175	180,335	0.00%	3,000,000	93,736	27,022	207,357	3,371,796
2041	3,371,796	198,368	10.00%	2,500,000	3,096,366	47,592	245,960	3,021,390
2042	3,021,390	198,368	0.00%	0	3,055,758	23,890	222,258	187,890
2043	187,890	198,368	0.00%	0	100,118	3,555	201,923	289,695
2044	289,695	198,368	0.00%	0	20,506	5,679	204,047	473,236
2045	473,236	198,368	0.00%	0	361,404	5,876	204,244	316,076
2046	316,076	198,368	0.00%	0	104,547	5,445	203,813	415,341
2047	415,341	198,368	0.00%	0	72,291	7,176	205,544	548,594
2048	548,594	198,368	0.00%	0	9,980	9,642	208,010	746,624
2049	746,624	198,368	0.00%	0	178,518	11,348	209,716	777,822
2050	777,822	198,368	0.00%	0	109,236	12,336	210,704	879,290
2051	879,290	198,368	0.00%	0	44,392	14,344	212,712	1,047,610
2052	1,047,610	198,368	0.00%	0	37,600	16,920	215,288	1,225,297